



City of Greensboro
City Council
Agenda Item

TITLE: Resolution congratulating Joey Cheek for winning the Olympic Gold Medal for the 500 meter and for winning the Olympic Silver Medal for the 1000 meter long-track speedskating events in Turin-Italy

Department: Council	Current Date: 2/23/2006
Contact 1: Councilmember Johnson	Public Hearing: n/a
Phone:	Advertising Date: n/a
Contact 2:	Advertised By: n/a
Phone:	Authorized Signature: <i>Juanita F. Cooper</i>
Attachments: Resolution	

PURPOSE Councilmember Johnson requested that a resolution be prepared congratulating Joey Cheek on his accomplishments at the 2006 Olympic Winter Games held in Turin-Italy.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution congratulating Joey Cheek for winning the Olympic Gold and Silver Medals in Turin-Italy.

RESOLUTION CONGRATULATING JOEY CHEEK FOR WINNING THE OLYMPIC GOLD MEDAL FOR THE 500 METER AND FOR WINNING THE OLYMPIC SILVER MEDAL FOR THE 1000 METER LONG-TRACT SPEEDSKATING EVENTS IN TURIN-ITALY

WHEREAS, the citizens of Greensboro are proud of having Joey Cheek as a Gold and Silver Medal winner in the 500 and 1000 meter speedskating events of the 2006 Winter Olympic Games held in Turin-Italy;

WHEREAS, Cheek, a Dudley High School graduate was born and raised in Greensboro before moving to Calgary to train to become a world-class speedskater;

WHEREAS, he is believed to be the only Greensboro native to win medals in the Winter Games;

WHEREAS, the City of Greensboro is duly proud of Joey Cheek and to this end wishes to express its congratulations for these most hard earned accomplishments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That, on behalf of the citizens of Greensboro, the City Council does hereby congratulate Joey Cheek for winning the Olympic Gold and Silver Medals speedskating in the 2006 Winter Olympic Games in Turin-Italy and for the great pride and honor he has recently brought to our City by his achievements.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Jonathan Anthony "Tony" McKee, Jr.

Department: Council	Current Date: February 23, 2006
Contact 1: Councilmember Bellamy-Small	Public Hearing:
Phone:	Advertising Date:
Contact 2:	Advertised By:
Phone:	Authorized Signature: <i>Juanita F. Cooper</i>
Attachments: Resolution honoring the memory of the late Jonathan Anthony "Tony" McKee, Jr.	

PURPOSE Councilmember Bellamy-Small requested that a resolution be prepared honoring the memory of the late Jonathan Anthony "Tony" McKee, Jr.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Jonathan Anthony "Tony" McKee, Jr.

RESOLUTION HONORING THE MEMORY OF THE LATE JONATHAN ANTHONY "TONY" McKEE, JR.

WHEREAS, on February 11, 2006, this community lost one of its outstanding community leaders with the death of the Jonathan Anthony "Tony" McKee, Jr. at the age of 45;

WHEREAS, Mr. McKee, a native of Greensboro, graduated from James B. Dudley High School in 1978 and went on to attend Virginia Polytech Institute on a football scholarship and later returned to receive his Bachelor of Science degree in Marketing Education in 1986;

WHEREAS, while attending Virginia Polytech, Tony was a four-year wide receiver letterman, named "most outstanding offensive lineman" in 1979 and 1982, received the "Hustin" Hokie Award for three consecutive years, and started as a wide receiver in the 1980 Peach Bowl;

WHEREAS, in 1983, he was drafted by the Dallas Cowboys where he played for a short time before signing with the Pittsburgh Maulers of the USFL;

WHEREAS, his coaching career began in 1986 at Ben L. Smith High School and after several coaching positions, he returned to Greensboro in 1996 to take the position of head football coach at Smith until 2004, before he accepted his next football assignment at Towers High School in Decatur, Georgia;

WHEREAS, in 1998, while coaching at Smith High School, Tony was named Guilford County Coach of the Year;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Jonathan Anthony "Tony" McKee, Jr. the outstanding contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Jonathan Anthony "Tony" McKee, Jr.
2. That a copy of this resolution shall be delivered to the family of the late Jonathan Anthony "Tony" McKee as a symbol of the gratitude of the people of Greensboro for his many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 5.81 acres on Dover Park Road

Department:	Planning	Current Date:	2/22/06
Contact 1:	Alec MacIntosh	Public Hearing:	Yes, at 3/7/06 Council meeting
Phone:	373-2747	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Alexander G. MacIntosh</i>
Attachments:	Attachment A: "PL(P)06-08" map		

PURPOSE:

Koury Ventures Limited Partnership has petitioned the City for satellite annexation of its property located on the west side of Dover Park Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

The property covered by this satellite annexation petition is surrounded by previous satellite annexations in this part of Grandover. The property is in Tier 1, the Current Growth Area (0-10 years), on the Growth Strategy Map in the Comprehensive Plan. It is to be occupied by single family house lots.

This is the twenty-sixth petition received in the Grandover development. The total area covered by previous petitions is 682.54 acres. With this request, the cumulative total becomes 688.35 acres.

City water and sewer service are already installed to the property. The provision of other City services would be similar to their provision to the previous satellite annexations nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION/ACTION REQUESTED:

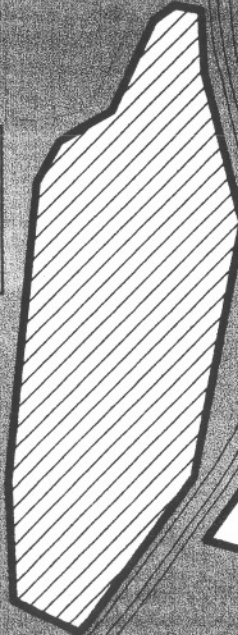
The Planning Board made a blanket recommendation in 1993 for approval of all future annexation petitions at Grandover.

CITY COUNCIL
March 7, 2006

ATTACHMENT A



PROSED ANNEXATION
Dover Park Rd @ Grandover
5.81 Acres



DOVERSTONE LN

STONE VILLAGE RD

PL(P)06-08

POSTBRIDGE DR

DOVER PARK RD



1"=300'
SHEET
210 & 271



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 8.654 acres at 1717 Guilford College Road

Department:	Planning	Current Date:	2/22/06
Contact 1:	Alec MacIntosh	Public Hearing:	Yes, at 3/7/06 Council meeting
Phone:	373-2747	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Alexander E. MacIntosh</i>
Attachments:	Attachment A: "PL(P)05-35" map		

PURPOSE:

1717 Associates, LLC has petitioned the City for annexation of its property located at 1717 Guilford College Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

The property covered by this satellite annexation petition lies about 850 feet northwest of the primary city limits. There have been three previous satellite annexations along this part of Guilford College Road. The property is in Tier 1, the Current Growth Area (0-10 years), on the Growth Strategy Map in the Comprehensive Plan. It is occupied by one house now, but it is proposed to become the site of a 42-unit townhouse development.

City water service is to be provided by extending a 12-inch water line from one of the previously-annexed developments. There is an 8-inch City sewer line running north-south through the east side of the property.

Fire service could be provided to this property with moderate difficulty. The Police Department estimates that, at full build out, service could be provided with low difficulty. The provision of other City services would be similar to their provision to previous satellite annexations nearby.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

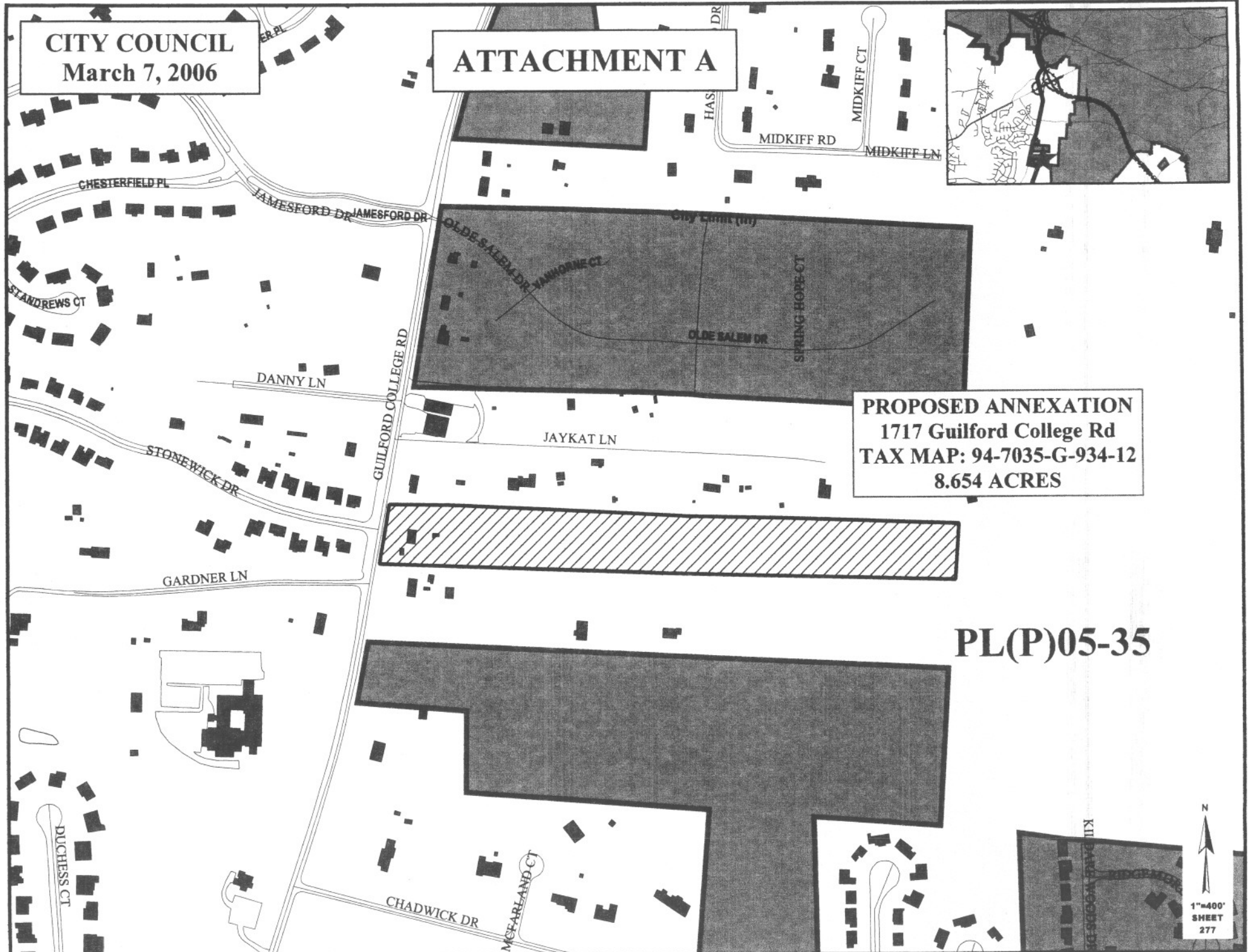
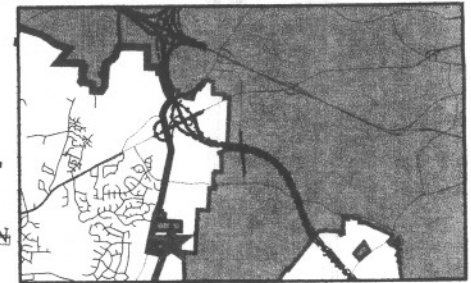
RECOMMENDATION/ACTION REQUESTED:

The Technical Review Committee recommended this annexation to the Planning Board and to City Council.

Approval of the annexation of this property was recommended to City Council by the Planning Board at its July meeting on a vote of 6-0 (Ayes: Downs, Bryson, Fox, Hall, McIntyre, Rhodes).

CITY COUNCIL
March 7, 2006

ATTACHMENT A



PROPOSED ANNEXATION
1717 Guilford College Rd
TAX MAP: 94-7035-G-934-12
8.654 ACRES

PL(P)05-35





City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the East Side of Guilford College Road Between Jaykat Lane and Gardner Lane

Department:	Planning Department	Current Date:	February 22, 2006
Contact 1:	Richard Hails	Public Hearing:	March 7, 2006
Phone:	373-2922	Advertising Date:	February 23 and March 2, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RW Hails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-16) Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

1717 Associates, LLC applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family to City Zoning Conditional District – RM-5 Residential Multifamily for a portion of the property located on the east side of Guilford College Road between Jaykat Lane and Gardner Lane. The Zoning Commission considered this application on February 13, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed original zoning.

There were two speakers in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting).

This Conditional District – RM-5 original zoning application contains the following conditions:

- 1) Uses limited to townhomes designed for sale and their related uses (e.g. amenities).
- 2) Maximum of 42 townhomes.
- 3) Townhomes not to exceed 2 stories in height.
- 4) The exterior of each townhome will be constructed out of the primary building materials consisting of either brick, stone, masonry material (e.g. stucco), vinyl, or wood.
- 5) Lighting to be directed inward or shielded from adjacent properties.
- 6) A 20-foot wide landscape buffer shall be installed and maintained from the back of curb of Guilford College Road to the eastern property line on both the north and south sides of the property.
- 7) A landscape berm with evergreen trees planted 12 foot on center will be installed on the north side of the property along those portions of the property that back up to the existing single family homes. The berm will be a minimum of 4 feet in height.

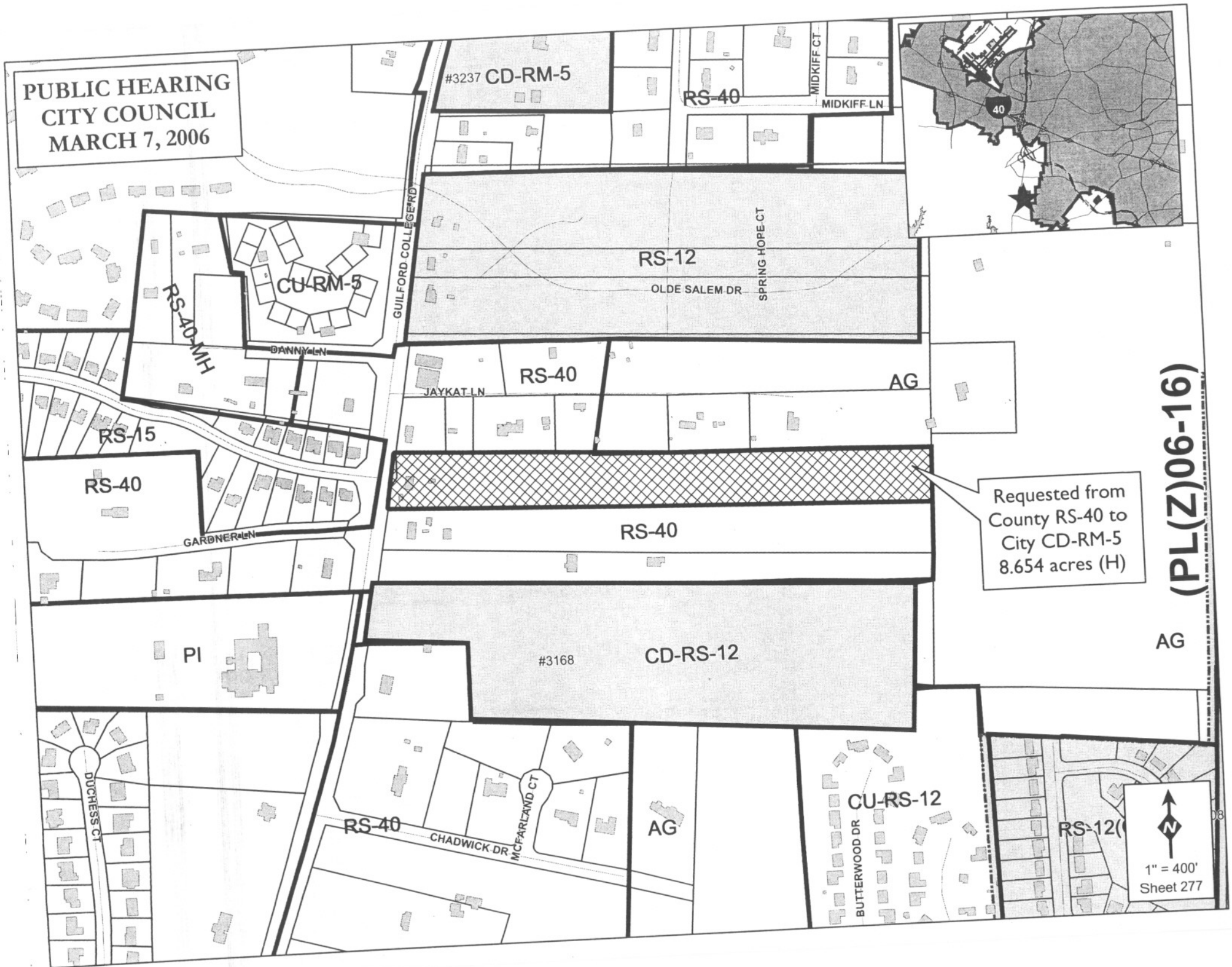
A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

Agenda Item: 10

PUBLIC HEARING
CITY COUNCIL
MARCH 7, 2006



Requested from
County RS-40 to
City CD-RM-5
8.654 acres (H)

(PL(Z)06-16)

1" = 400'
Sheet 277

ATTACHMENT B

MINUTES OF FEBRUARY 13, 2006 ZONING COMMISSION MEETING (PL(Z) 06-16)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Barry Siegel said he represented 1717 Associates, the petitioner and owner of record of the subject property. He pointed out the geometry of the property as being 200 feet wide and 2,000 feet long. It fronts directly onto Guilford College Road and has a creek that runs through the back portion of the property and the sanitary sewer is located in that creek. They have had the opportunity to meet with some neighbors and show them some of the more refined details of the plan. As a result of that meeting they issued a letter, dated September 18, that was given to the City Council. Since the public hearing had been closed, the City Attorney advised the Council that it could not receive the letter. He had the letter with him and handed it up to the Commission for its information. Since the first application was filed, other conditions had been added that made the request more amenable to the neighbors. The units will be for sale townhouses, no more than two stories in height.

Ms. Miller said in looking at the letter, the paragraph that concerned her is when they asked about the children playing in the creek and the builder reassured them that the typical buyer would not have small children. What kinds of parameters have been made as far as that creek goes?

Mr. Siegel asked her to look at the plan and look at the creek. The creek has to be left natural. There are the units at the end that back up to that natural area. But at this point in time, they are going to deal with this in terms of landscaping. Mr. Guernier will talk to you about the typical buyers that buy into this particular type of development. They anticipate the buyers of these units to be more in the "empty nester" category.

Jeff Guernier said he represented Orleans Home Builders in the Triad and they have been working with the applicant for several months on this project. They participated in the meeting with the adjoining property owners, invited them to tour the townhomes they were contemplating for this location, and discussed with them the type of customers they have in this product. The two communities they built in Jamestown of this product are both empty nester product and senior executive move-down buyer to whom they have been selling.

There were no other speakers. Chair Wolf closed the public hearing.

Mr. Hails said they have had a number of rezonings down in this area of Guilford College Road near Mackey and Hilltop Roads. The area is in a certain degree of transition. Jamestown, High Point and Greensboro all extend water and sewer into the area. The West Wendover/Guilford College Corridor Plan called for low density, single family residential use in this area. On the other hand, the 2003 Comp Plan GFLUM designates the area as moderate density residential primarily because of the mixture of single family/multifamily that had been seen coming into the area. The proposal is on the low end of the moderate residential category. Several other policies of the plan do support compact, diverse, mixed-income housing in different communities, and recommend livable, stable neighborhoods. This request is substantially lowered from the previous RM-8 request on this site. Other conditions attached to this request also support compatible development. Staff recommends approval of the request.

Mr. Schneider said the Greensboro Zoning Commission believes the action to approve the zoning amendment, located on the east side of Guilford College Road from County RS-40 to City CD-RM-5, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest: the amendment is generally consistent with the Moderate residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map and the property is located in Tier One where development is to be encouraged over the ten--year period. Mr. Gilmer seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Wright. Nays: None,)

**Attachment C
(PL(Z) 06-16)**

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: H
Location: 1717 Guilford College Road (East side of Guilford College Road between Jaykat Lane and Gardner Lane)

Applicant: Barry Siegel
Owner: 1717 Associates, LLC

From: County RS-40
To: City CD-RM-5

- Conditions:**
- 1) Uses limited to townhomes designed for sale and their related uses (e.g. amenities).
 - 2) Maximum of 42 townhomes.
 - 3) Townhomes not to exceed 2 stories in height.
 - 4) The exterior of each townhome will be constructed out of the primary building materials consisting of either brick, stone, masonry material (e.g. stucco), vinyl, or wood.
 - 5) Lighting to be directed inward or shielded from adjacent properties.
 - 6) A 20-foot wide landscape buffer shall be installed and maintained from the back of curb of Guilford College Road to the eastern property line on both the north and south sides of the property.
 - 7) A landscape berm with evergreen trees planted 12 foot on center will be installed on the north side of the property along those portions of the property that back up to the existing single family homes. The berm will be a minimum of 4 feet in height.

SITE INFORMATION	
Maximum Developable Units	42
Net Density	4.8 units per acre
Existing Land Use	Vacant single family dwellings
Acreage	8.654
Physical Characteristics	<i>Topography:</i> Downward east slope <i>Vegetation:</i> Grass & mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Scattered single family dwellings	Co. RS-40
South	Single family dwelling & undeveloped land	Co. RS-40
East	Undeveloped	Co. AG
West	Single family subdivision	H.P. RS-15

ZONING HISTORY		
Case #	Year	Request Summary
W181	2005	A request to establish original zoning of CD-RM-8 was considered by the City Council on September 20, 2005. The City denied the accompanying annexation request and, as a result, the original zoning proposal became moot. At the August 8, 2005 meeting, the Zoning Commission voted to recommend denial of the CD-RM-8 original zoning proposal.

DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS
<p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p> <p>CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions.</p>

TRANSPORTATION	
Street Classification	Guilford College Road – Major Thoroughfare.
Site Access	One proposed to Guilford College Road. The proposed access will have to meet minimum City of Greensboro and NCDOT standards.
Traffic Counts	Guilford College Road ADT = 15,000.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Lower Randleman Lake WS IV
Floodplains	N/A
Streams	Blue line stream is considered a perennial stream. Blue line stream runs north to south near the east property line. Other streams have not been identified at this time, if perennial or intermittent appropriate buffer will be required. Perennial streams in Lower Randleman Lake watershed require 100' buffer for high density option or a 50' buffer for low density option. Intermittent streams require a 50' buffer. The buffers are to be measured from top of stream bank. See City of Greensboro Ordinance (30-7-1.8) for buffer restrictions and different zones.
Other	Maximum percentage of built upon area per watershed density is 50%. Low density development is for sites where the proposed built upon area is from 0-12% of the total site acreage and high density development is from 12-50%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'. See Condition # 7 for additional planting requirements.
<i>South</i>	Type C Yard - 20' width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The 1998 Guilford College Road Corridor Study dealt with the subcorridor of Guilford College Road south of I-40. While this property is south of the boundary of the 1998 study area, the Plan mentioned that the western side of Guilford College Road is either under the jurisdiction of the City of High Point or Guilford County. However, the eastern side of the road is on the Greensboro side of the Greensboro-High Point Annexation Agreement Line and might be eventually annexed into the City of Greensboro. Given that possibility, the Plan recommended that future land uses to the east of Guilford College Road should be consistent with the recommendations of the 1995 West Wendover Avenue/Guilford College Corridor Plan by remaining in low density, single family residential zoning designations.

Other Plans: N/A

STAFF COMMENTS

Planning: This property is about 850 feet northwest of the primary city limits.

There have been three previous satellite annexations along this portion of Guilford College Road.

Spencer's Trace, the RS-12 subdivision to the north of the subject property, was annexed and originally zoned on December 31, 2000.

Heritage Hill, the CD-RS-12 subdivision to the south of the subject property, was annexed and originally zoned on May 31, 2001. That property was subsequently rezoned by City Council, after a favorable recommendation by the Zoning Commission, in July 2003 to CD-RS-12 with a change in condition that increased the maximum number of lots from 41 to 52.

Stone Gables, the CD-RM-5 townhouse development to the north of Spencer's Trace, was annexed and originally zoned on August 31, 2004.

Water service is to be provided to this property by extending a 12-inch City water line from one of the previously annexed developments and there is an 8-inch City sewer line running north-south through the east side of the tract.

The applicant has included several conditions which address compatibility concerns such as a two-story height limitation, description of exterior building materials to be used, and provision for lighting control. Most significantly, however, is the provision of a landscape berm using evergreen trees along the north side of the property.

This property is in Tier One (Current Growth Area) and is classified as being in an area designated as Moderate Residential on the Generalized Future Land Use Map. This request is consistent with that classification. Furthermore, this request is consistent with Connections 2025 policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock.

GDOT: The Guilford College Roadway widening is currently under construction and is scheduled for completion within the next two years.

Water Resources: Possibility of wetlands. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance.

Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 4.79 acres at 2013 Willow Road

Department: Planning	Current Date: 2/22/06
Contact 1: Alec MacIntosh	Public Hearing: Yes, at 3/7/06 Council meeting
Phone: 373-2747	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: <i>Alexander G. MacIntosh</i>
Attachments: Attachment A: "PL(P)05-53" map	

PURPOSE:

The City of Greensboro, as property owner, has petitioned the City for annexation of its property for a future fire station located at 2013 Willow Road. The City Council is required to hold a public hearing on this petition before considering its approval. The eastern half of the Willow Road right-of-way has been included in order to eliminate the present confusion resulting from only half the street being inside the city limits.

BACKGROUND:

The property covered by this annexation petition is bounded by the primary city limits on its west and south sides. The property is in Tier 1, the Current Growth Area (0-10 years), on the Growth Strategy Map in the Comprehensive Plan. It is vacant now.

There is an 8-inch City water line in Willow Road, as well as an 8-inch City sewer line. All other City services could be provided to this property with minimal difficulty.

BUDGET IMPACT:

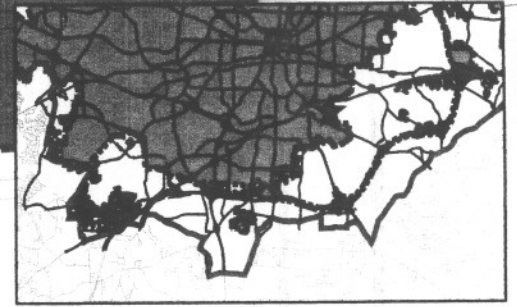
Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION/ACTION REQUESTED:

The Technical Review Committee recommended this annexation to the Planning Board and to City Council.

Approval of annexation of this property was recommended to City Council by the Planning Board at its December, 2005, meeting on a vote of 5-0 (Ayes: McIntyre, Hall, Koonce, Rhodes. Marks).

CITY COUNCIL
March 7, 2006



PL(P)05-53

PROPOSED ANNEXATION
2013 Willow Rd
4.79 Total Acres
(3.67 outside of the street right-of-way)
TAX MAP: 3-148-561-NE-24



1"=300'
SHEETS
38



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the East Side of Willow Road Between Rotherwood Road and Interstate 40/85

Department:	Planning Department	Current Date:	February 22, 2006
Contact 1:	Richard Hails	Public Hearing:	March 7, 2006
Phone:	373-2922	Advertising Date:	February 23 and March 2, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RW Hails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-14) Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

The City of Greensboro applied for the establishment of original zoning from County Zoning RS-30 Residential Single Family and Light Industrial to City Zoning Light Industrial for a portion of the property located on the east side of Willow Road between Rotherwood Road and Interstate 40/85. The Zoning Commission considered this application on February 13, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed original zoning request.

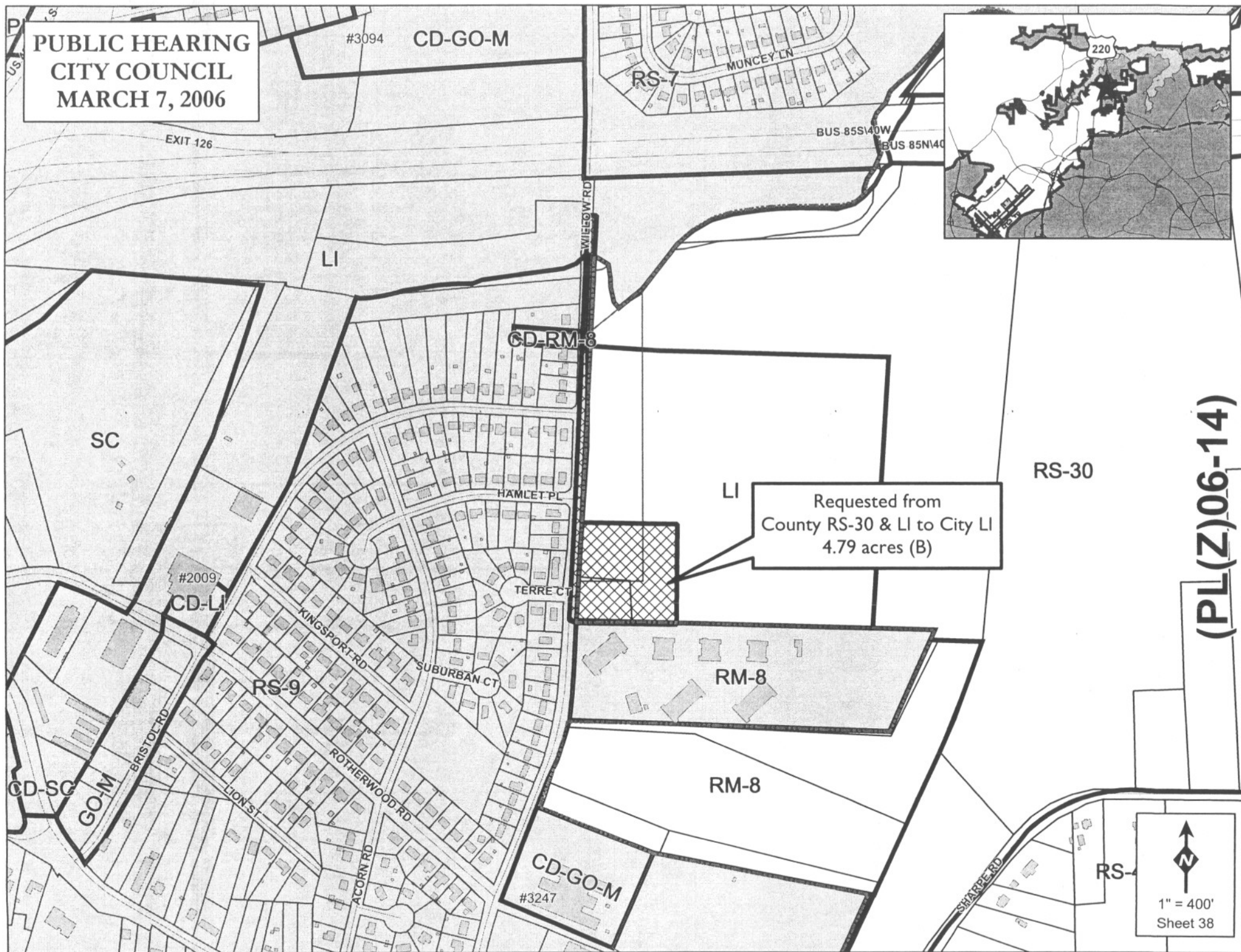
There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

PUBLIC HEARING
CITY COUNCIL
MARCH 7, 2006



(PL(Z)06-14)

1" = 400'
Sheet 38

ATTACHMENT B

MINUTES OF FEBRUARY 13, 2006 ZONING COMMISSION MEETING (PL(Z) 06-14)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Mr. Ruska said this site consists of approximately 4.79 acres and is the future site of a fire station. The City Zoning Light Industrial is the same as is the County Zoning. This also features a segment of Willow Road that is being brought within the City Limits and the zoning will also be Light Industrial for the half of Willow Road that is currently within the County.

There were no other speakers and Chair Wolf closed the public hearing.

Mr. Hails said staff feels this proposal is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map (GFLUM). Residential designations in the plan support small supportive uses such as fire stations, supportive to the Moderate Residential uses and since this zoning is solely for the purpose of establishing this fire station community facility, staff feels like it is supported. The Comp plan clearly calls for trying to promote growth on the eastern side of the City and there is a shortage of fire stations in many of the eastern parts of the City. This rezoning will accommodate a use to help expand the City services in this part of town. Staff recommends approval of this request.

Mr. Collins moved of the ordinance as the Greensboro Zoning Commission believes that its action to approve the zoning amendment, located on the east side of Willow Road from county Zoning RS-30 and LI to City Zoning LI, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest because of the following factors: The amendment is generally consistent with the Moderate Residential land use category indicated for this site on the Connections 2025 Generalized Future Land Use Map. The property is located in Tier One where development is to be encouraged over the ten-year period. It meets Community Facilities Goals; it provides community services and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life and support desired land use patterns. It also meets Policy 9C.3 that ensures service delivery departments are provided with adequate new resources to serve newly annexed areas. Mr. Gilmer seconded the motion. The Commission voted unanimously 8-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-14)**

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: 2013 Willow Road (East side of Willow Road between Rotherwood Road and Interstate 40/85)
Applicant: Planning Department
Owner: City of Greensboro
From: County RS-30 & LI
To: City LI
Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant
Acreage	4.79 (3.67 acres outside of street right-of-way)
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Undeveloped	County LI
South	Willow Ridge Apartments	City RM-8
East	Undeveloped	County LI
West	Single Family	City RS-9

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN County RS-30 & LI (EXISTING) AND City LI (PROPOSED) ZONING DISTRICTS
RS-30: Primarily intended to accommodate low density single family single family detached dwellings on large lots in areas (outside of water supply watersheds and the 60 DNL airport noise contour) without access to public water and sewer services. The overall gross density will typically be 1.3 units per acre.
LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.

TRANSPORTATION	
Street Classification	Willow Road – Collector Street.
Site Access	Unknown at this time. A maximum of one access point will be approved and will have to meet minimum City of Greensboro standards.
Traffic Counts	Willow Road ADT = 4,286.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

POLICY 9C.3: Ensure that service delivery departments are provided with adequate new resources to serve newly annexed areas.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property has recently been acquired by the City for a future fire station. The property is currently vacant. It is bounded on the west and south sides by the primary city limits.

The annexation and original zoning also includes the eastern half of the right-of-way of Willow Road, so as to eliminate the present confusion resulting from half the roadway being inside and half outside the city limits.

The property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

At its December 21, 2005 meeting, the Greensboro Planning Board unanimously recommended the annexation of this property.

An 8-inch City water line runs in Willow Road along this property's frontage and there is an 8-inch City sewer outfall along the southern part of the frontage.

This proposal is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map of Connections 2025. The Moderate Residential designation supports small supportive uses such as fire stations.

The Comprehensive Plan speaks to focusing growth toward the east. Such growth will only be possible with the provision of adequate public facilities and services. Provision of a fire station at this location will help promote eastward growth and implement this Connections 2025 initiative.

This proposal carries forth the same zoning category that Guilford County has placed on the property.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance annexing territory to the corporate limits – 8.6 acres at 4090-4094 Battleground Avenue

Department:	Planning	Current Date:	2/22/06
Contact 1:	Alec MacIntosh	Public Hearing:	Yes, at 3/7/06 Council meeting
Phone:	373-2747	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>Alexander G. MacIntosh</i>
Attachments:	Attachment A: "PL(P)05-51" map		

PURPOSE:

Daystar Christian Fellowship has petitioned the City for annexation of its property located at 4090-4094 Battleground Avenue. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property adjoins the primary city limits on its north and east sides. It is occupied by a church, which plans an expansion. It is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There is a 12-inch City water line in the street along the entire frontage. There is an 8-inch sewer line in the Davidson Place subdivision northeast of the property.

Fire service can be provided to this property with moderate difficulty. The Police Department estimates low impact. Other City services can be provided in a manner similar to their provision to the previously annexed Bur-Mil Park to the north and Davidson Place to the east.

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION/ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council.

Approval of annexation of this property was recommended to City Council by the Planning Board at its December meeting on a vote of 5-0 (Ayes: McIntyre, Koonce, Hall, Rhodes, Marks).

CITY COUNCIL

March 7, 2006



Proposed Annexation
4090-4094 US 220 N
Tax Map: ACL 6-339-836-8 & 3
8.6 Total Acres

PL(P)05-51

BRASS CANNON CT

BATTENBURG CT

KATIE DR

BRANDT LANE

RETRIEVER CT



1"=200'
SHEET
293



City of Greensboro
City Council
Agenda Item

TITLE: Establishment of Original Zoning for Property Located on the East Side of U.S. 220 North Between Owls Roost Road and Brandt Lake Court

Department:	Planning Department	Current Date:	February 22, 2006
Contact 1:	Richard Hails	Public Hearing:	March 7, 2006
Phone:	373-2922	Advertising Date:	February 23 and March 2, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RW Hails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-13) Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Day Star Christian Fellowship applied for the establishment of original zoning from County Zoning RS-40 Residential Single Family to City Zoning RS-12 Residential Single Family for a portion of the property located on the east side of U.S. 220 North between Owls Roost Road and Brandt Lake Court. The Zoning Commission considered this application on February 13, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed original zoning request.

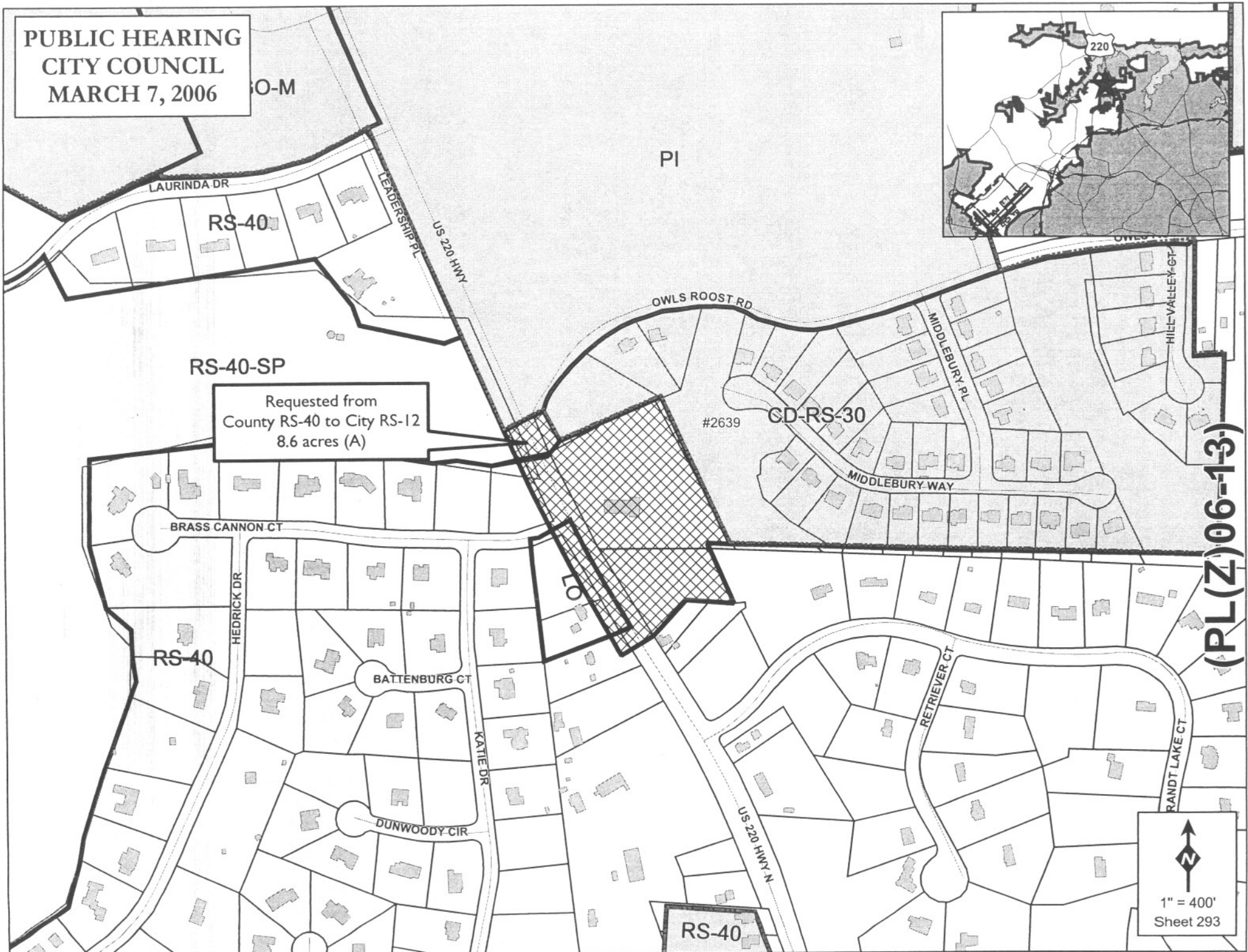
There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting).

A vicinity map of the proposed original zoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

PUBLIC HEARING
CITY COUNCIL
MARCH 7, 2006



(PL(Z)06-13-)

ATTACHMENT B

MINUTES OF FEBRUARY 13, 2006 ZONING COMMISSION MEETING (PL(Z) 06-13)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Samuel Richardson, 8512 Rosedale Drive, Oak Ridge, N.C., said they are moving from County to City due to redoing their current building and future expansion. They would like to have City water and sewer. There is also a portion of property in Davidson Place that they might be able to acquire. In order for that to happen, they would need the water and sewer that the City would provide.

There were no other speakers and Chair Wolf closed the public hearing.

Mr. Hails said this was an annexation without land use changes and, as such, there are few planning issues at stake. Staff feels this request conforms to the Comp Plan in this area and recommends approval of the request.

Ms. Shipman moved this ordinance based upon the belief that the action to approve the zoning amendment, located on the east side of U.S. 220 North from the County Zoning RS-40 to City Zoning RS-12, to be consistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest since the property is located in Tier One where development is to be encouraged over the ten-year period. Mr. Collins seconded the motion. The Commission voted unanimously 8-0 in favor of the recommendation. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-13)**

**City of Greensboro Planning Department
Zoning Staff Report
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 4090 – 4094 US 220 North

Applicant: Day Star Christian Fellowship
Owner: Day Star Christian Fellowship

From: County RS-40
To: City RS-12

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Church
Acreage	8.6
Physical Characteristics	<i>Topography:</i> Southeasterly slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	Watershed Critical Area
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Undeveloped / Single Family Residential	CD-RS-30
South	Undeveloped / Single Family Residential	RS-40
East	Undeveloped / Single Family Residential	CD-RS-30 / RS-40
West	Undeveloped / Single Family Residential	LO / RS-40

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN RS-40 (EXISTING) AND RS-12 (PROPOSED) ZONING DISTRICTS
<p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p>
<p>RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.</p>

TRANSPORTATION	
Street Classification	US 220 – Major Thoroughfare.
Site Access	Existing. Upon additional development of this site the access points will need to be reevaluated to meet minimum City of Greensboro and NCDOT Standards. The northern most drive is too close to the signalized intersection of Owls Roost Road and US 220. GDOT recommends that the owner acquire additional property, if at all possible, on Owls Roost Road in order to gain access to the signal. Additionally, the accesses onto US 220 for this site will become a right in right out only once the widening project for US 220 occurs. Acquisition of right of way is set for 2007 and construction is set for 2009.
Traffic Counts	US 220 ADT = 20,718.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro Watershed Critical Area Tier 3 and 4
Floodplains	None
Streams	N/A
Other	Max BUA for Tier 3 portion of site is 30% based on site area in Tier 3. Max BUA for Tier 4 portion of site is 40% based on site area in Tier 4. Max disturbed area for Tier 3 is 60% based on usable area. Max disturbed area for Tier 4 is 75% based on usable area. All proposed BUA must be captured and treated by a state approved BMP. Existing BUA must also be treated to the max extent possible.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 9A.5: Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

Watershed Critical Area: Established pursuant to State of North Carolina environmental mandates, Watershed Critical Areas are overlays adjacent to a water supply intake or reservoir where the risk associated with pollution is greater than from the remaining portions of a water supply watershed. The Generalized Future Land Use Map shows the portion of the Watershed Critical Area for the Greensboro Water Supply Watershed that is located within the water/sewer boundary. This Watershed Critical Area drains to Lake Brandt, Lake Higgins, and Lake Townsend, which form the northern boundary of the Comprehensive Plan study area. The predominant land use designation in this area is low residential because of the environmental constraints associated with the Watershed Critical Area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This church property is bounded on its north and east sides by the primary city limits. Davidson Place Subdivision was annexed and originally zoned to CD-RS-30 in April 1998.

The property is within the Tier One Growth Area on the Growth Strategy Map in the Comprehensive Plan.

At its December 21, 2005 meeting, the Greensboro Planning Board unanimously recommended the annexation of this property.

The church plans a future expansion.

There is a 12-inch City water line in Battleground Avenue (U.S. 220 North) and an 8-inch City sewer line in the Davidson Place Subdivision northeast of the subject property.

This proposal is compatible with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. The Low Residential designation supports small supportive uses such as churches.

GDOT: No additional comments.

Water Resources: All undisturbed unusable areas must be dedicated and platted as WQCE (Water Quality Conservation Easement)

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

RECEIVED

FEB 20 2006

City Clerk's Office

TITLE: Connections 2025 Comprehensive Plan Generalized Future Land Use Map Amendment

Department:	Planning	Current Date:	February 20, 2006
Contact 1:	Heidi Galanti	Public Hearing:	March 7, 2006
Phone:	574-3576	Advertising Date:	February 23 and March 2, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>BW Hall</i>

Attachments:

Attachment A: Map of the Comprehensive Plan amendment
Attachment B: A copy of the staff report for the Comprehensive Plan amendment and rezoning request

The staff report is provided in this packet for the Comprehensive Plan amendment CP-06-05 and the rezoning request PL(Z) 06-17.

PURPOSE:

Michael S. Fox applied for an amendment to the *Connections 2025 Comprehensive Plan Generalized Future Land Use Map* (Figure 4-2) from the Low Residential to the Moderate Residential land use classification for a portion of the property located on the southwest quadrant of West Friendly Avenue and Lindley Road.

The City Council will conduct a public hearing to receive public comment and consider action on this amendment.

BACKGROUND:

This request for a Connections 2025 Generalized Future Land Use Map amendment is directly related to a rezoning request for this same area. See attachments for more information.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of this ordinance.

PUBLIC HEARING
CITY COUNCIL
MARCH 7, 2006

Requested from Low Residential
to Moderate Residential
3.0 acres

Institutional

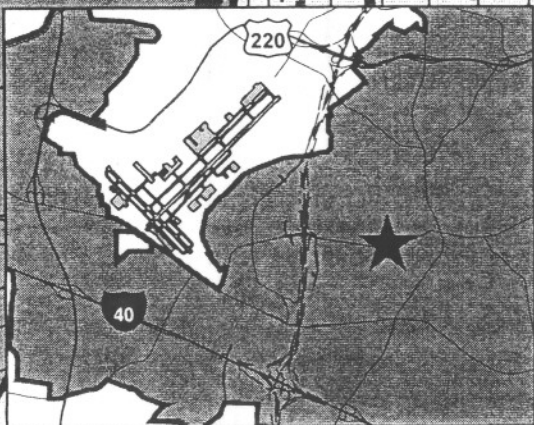
High Residential

Low Residential

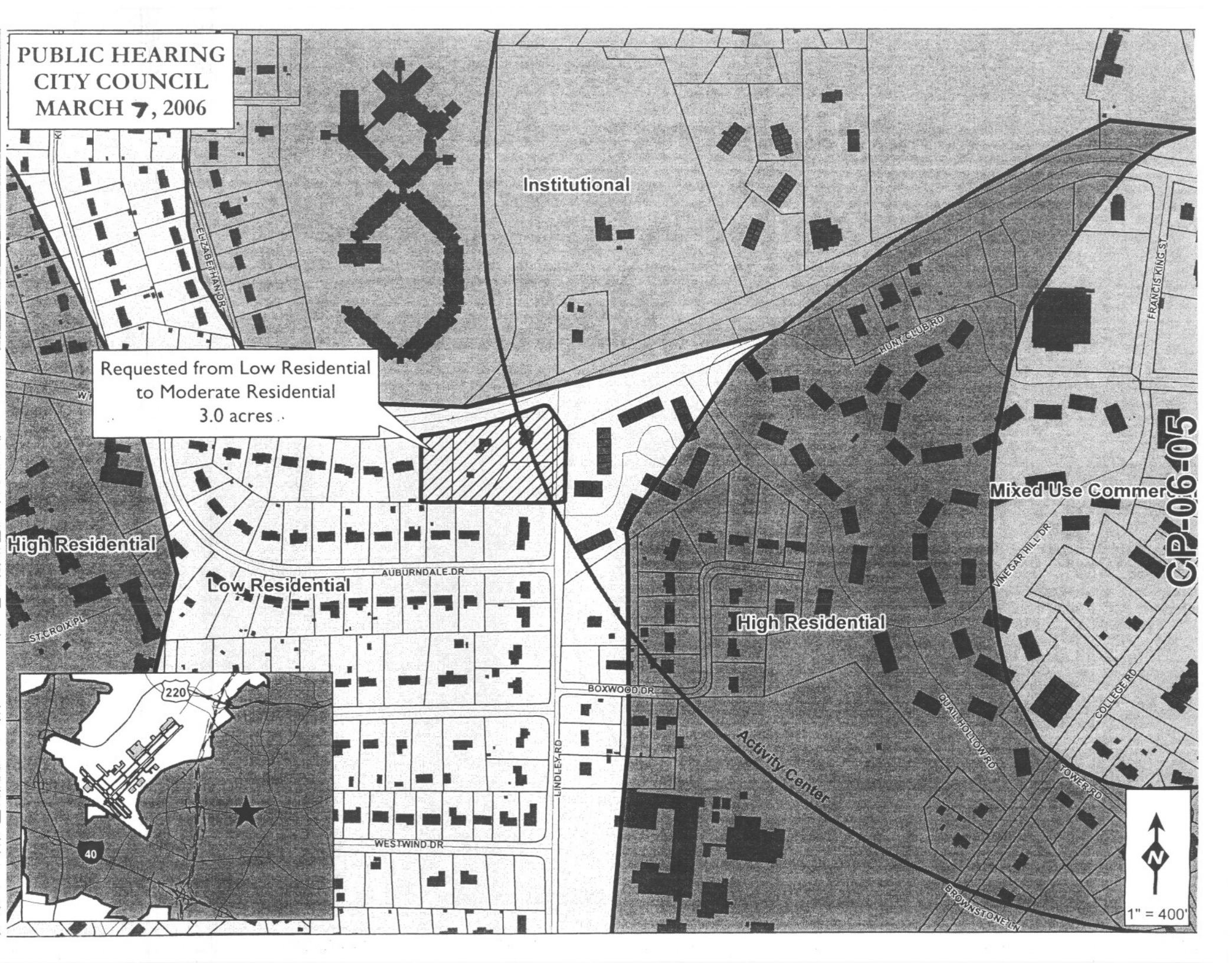
High Residential

Mixed Use Commer

Activity Center



CP-06-05



**Attachment B
(CP-06-05)**

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
February 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K
Location: Southwest quadrant of West Friendly Avenue and Lindley Road

Applicant: Dorothy E. Stribling, Winifred H. Thacker, and Rachel E. Hollowell
Owner: Dorothy E. Stribling, Winifred H. Thacker, and Rachel E. Hollowell

GFLUM

From: Low Residential
To: Moderate Residential

Zoning

From: RS-15
To: CD-RM-18

- Conditions:**
- 1) Uses limited to a maximum of twenty-five (25) townhomes designed for sale.
 - 2) The height of the buildings shall be limited to two stories.
 - 3) The exterior of the buildings shall primarily consist of a brick finish.
 - 4) Along the southern and western boundary of the property the planting rate shall be 3 canopy trees per 100 linear feet, 5 understory trees per 100 linear feet and 25 shrubs per 100 linear feet.

SITE INFORMATION	
Maximum Developable Units	25
Net Density	8.3 units per acre
Existing Land Use	Two single family dwellings / two undeveloped lots
Acreage	3.0
Physical Characteristics	<i>Topography:</i> Downward southward slope <i>Vegetation:</i> Grass / mature trees <i>Other:</i> N/A
Overlay Districts	Visual Corridor Overlay District
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Friends Homes West / single family dwelling on large tract of land	CD-GO-M / RS-12
<i>South</i>	4 single family dwellings	RS-15
<i>East</i>	Guilford Colony Townhomes (34 units)	RM-5
<i>West</i>	Single family dwelling	RS-15

ZONING HISTORY		
Case #	Year	Request Summary
W180	2005	This property has been zoned RS-15 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S. A request to rezone this property to CD-RM-12 was withdrawn by City Council on August 1, 2005 subsequent to it receiving an unfavorable recommendation from the Zoning Commission in May 2005. The condition with the application limited the use to a maximum of 36 condominiums.

DIFFERENCES BETWEEN RS-15 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS	
RS-15:	Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre.
CD-RM-18:	Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Friendly Avenue – Major Thoroughfare, Lindley Road – Collector Street.
Site Access	A maximum of one access point per street frontage as far away from the intersection of Friendly Ave. and Lindley Road will be approved by GDOT. All proposed accesses must meet minimum City of Greensboro standards.
Traffic Counts	Friendly Avenue ADT = 19,300.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A
Other	Maximum percentage of built upon area per watershed density is 70%. Low density development is for sites where the proposed built upon area is from 0-24% of the total site acreage and high density development is from 24-70%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Planting Yard - 20' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Planting Yard - 20' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6A.4: Implement measures to **protect neighborhoods from potential negative impacts of development**, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3 to 5 dwelling units per gross acre) - This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three

dwelling units per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Moderate Residential (over 5 to 12 dwelling units per gross acre) - This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-05-03	7/28/05	A request for a Plan amendment from Low Residential to Moderate Residential received an unfavorable recommendation from the Planning Board on 5/18/05 and then the applicant withdrew the request prior to City Council taking final action.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

The Applicant is concurrently submitting a request for rezoning the property from RS-15 to CD-RM-18. It is desired that the property ultimately be used for a maximum of 25 units of upscale condominiums or town homes to be designed in five separate buildings to comply with the proposed zoning density requirements. The conditions would make the effective zoning approximately 8.33 units per acre. The current generalized future land use map planned designation is for low residential 3-5 du/acre. In order to comply with the plan the property would need to be classified as moderate density residential 6-12 du/ac which would allow the 8.33 units per acre density as allowed by the zoning request. This property is on the edge of the Friendly and Guilford College Activity Center ("Activity Center"). The Activity Center contains (1) institutional uses such as Guilford College; (2) mixed use commercial uses; and (3) low, moderate and high residential uses. Additionally, surrounding the Activity Center there are large swaths of high residential over 12 density units per acre. This property is on the edge of a single family residential area which is sandwiched between two higher density land use map classifications. A switch to a moderate residential classification would be consistent with the Activity Center and would reflect the reality of the current development in the area as well as provide a buffering and transition from the higher residential area nearby to the low residential which remains. Finally, the switch to a moderate residential classification will have (1) no effect on the need for city services and facilities; and (2) no implication on another part of the comprehensive plan. This property is unlikely to be used as single family and the moderate density multi-family project presented here is an excellent use and is consistent with the nearby town homes across Lindley Road.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

The existence of the Activity Center and the commercial hub as well as the high density residential properties have created unanticipated changes in the development pattern. It is anticipated that the Friendly corridor will continue to be more commercial and higher density

residential in the future. The change in classification from low to moderate would allow a buffer between the commercial and higher density and the single family residential areas that still exist. The location of Guilford College near this site also makes for excellent economic opportunities for these condominiums as investments for the families of the persons attending Guilford College.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change:

Due to being located on a corner of a major thoroughfare and a collector street this property could support the moderate density land use classification.

The proposal does meet Comprehensive Plan policies of promoting mixed-income neighborhoods and the diversification of new housing stock. The plan also calls for compatibility and the protection of adjacent neighborhoods. Since the original application, the applicant met with the neighborhood and made the following changes to try and address compatibility: 1) reduced the density from 12 du/ac to 8.3 du/ac; 2) reduced the number of building stories from three to two; and 3) recently agreed to intensify the landscape buffer along the property lines that directly abut existing single family homes. When looking at compatibility staff considers items such as massing, height, use, setbacks, topography, and intensity. Staff feels the massing of the buildings (especially the length of the buildings) may not be compatible, but because of the added conditions they may have mitigated it to an acceptable level.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: The existing stormdrainage system may have to be relocated. Any proposed stormdrainage system must meet City of Greensboro requirements. All the stormdrainage pipes that carry public water require a Drainage Maintenance and Utility Easement.

Implications, if any, the Amendment may have for Other Parts of the Plan:

If approved, this may encourage other similar requests by the remaining residential properties that front along West Friendly Avenue.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3): None

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on February 6, 2006, and made the following comments concerning this request:

- happy to see that they met with the neighborhood;
- they have made key concessions by reducing the density and the height;
- they have the advantage of being located on the corner and being on a major thoroughfare; and
- would rather see this area develop as well thought out residential versus commercial, which there may be pressure for in the future if this development does not occur.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The Guilford Colony Townhouses, located at the southeast intersection of West Friendly Avenue and Lindley Road, are zoned RM-5. The initial zoning for this 34-unit development (Conditional Use – Residential 120) was established in December 1984 when the property was annexed into the City. It was converted to RM-5 zoning at the time of city-wide remapping to implement the UDO.

This request is in an area which is classified as Low Residential on the Generalized Future Land Use Map and is, for the most part, zoned either RS-12 or RS-15. The Guilford Colony Townhouses are the exception, being zoned RM-5, in this Low Residential area, although 5 units per acre is consistent with the density range according to the GFLUM.

Staff recommended denial of the rezoning request to CD-RM-12 submitted last year. Staff felt that a density of 12 units per acre was too high for this immediate area, given existing densities and the zoning pattern on the south side of West Friendly Avenue. The proposed density of 8.3 units per acre is a step in the right direction; however, it is still higher than what staff recommended when this request was considered last year.

The applicant has informed staff that the following additional condition will be proposed at the public hearing:

- 4) Along the southern and western boundary of the property the planting rate shall be 3 canopy trees per 100 linear feet, 5 understory trees per 100 linear feet and 25 shrubs per 100 linear feet.

GDOT: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Moderate Residential land use classification and approval of the rezoning to Conditional District – CD-RM-18 Residential Multifamily primarily due to:

- it is located on the corner lot with direct access to a major thoroughfare;
- they have reduced the density to 8.33 du/ac;
- they have reduced the height to 2 stories;
- they have agreed to intensify the buffer along the boundaries that abut the single family dwellings;
- it provides a diversification of new housing stock; and
- it promotes mixed-income neighborhoods.



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located at the Southwest Quadrant of West Friendly Avenue and Lindley Road

Department:	Planning Department	Current Date:	February 22, 2006
Contact 1:	Richard Hails	Public Hearing:	March 7, 2006
Phone:	373-2922	Advertising Date:	February 23 and March 2, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RH Hails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-17) Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report (Attached to Comprehensive Plan Amendment CP-06-05 Agenda Item)		

PURPOSE:

Dorothy E. Stribling, Winifred H. Thacker, and Rachel E. Hollowell applied for rezoning from RS-15 Residential Single Family to Conditional District – RM-18 Residential Multifamily for a portion of the property located at the southwest quadrant of West Friendly Avenue and Lindley Road. The Zoning Commission considered this application on February 13, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 0 to recommend approval of the proposed rezoning request.

There were two speakers in favor of and one speaker in opposition to this proposal (see Attachment B: Minutes of February 13, 2006 Zoning Commission Meeting).

This Conditional District – RM-18 rezoning application contains the following conditions:

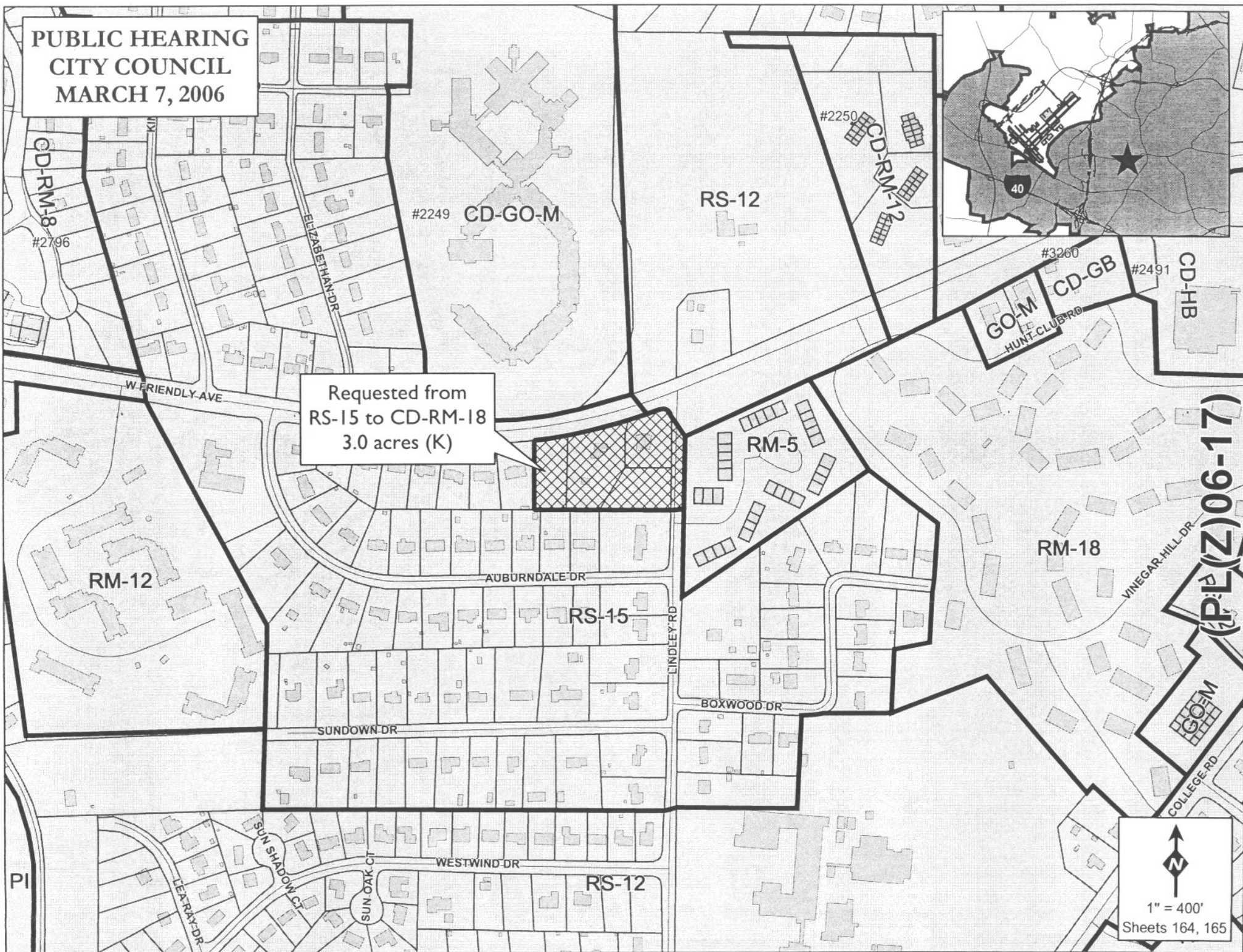
- 1) Uses limited to a maximum of twenty-five (25) townhomes designed for sale.
- 2) The height of the buildings shall be limited to two stories.
- 3) The exterior of the buildings shall primarily consist of a brick finish.
- 4) Along the southern and western boundary of the property the planting rate shall be 3 canopy trees per 100 linear feet, 5 understory trees per 100 linear feet and 25 shrubs per 100 linear feet.

A vicinity map of the proposed rezoning request is attached and a copy of the Staff Report is attached to the Agenda Item for Comprehensive Plan Amendment CP-06-05.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

PUBLIC HEARING
CITY COUNCIL
MARCH 7, 2006



Requested from
RS-15 to CD-RM-18
3.0 acres (K)

(P.L.(Z)06-17)

1" = 400'
Sheets 164, 165

ATTACHMENT B

MINUTES OF FEBRUARY 13, 2006 ZONING COMMISSION MEETING (PL(Z) 06-17)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Nathan Duggins, Esq., 100 North Greene Street, Suite 600, represented the property owners and the developer. In May of last year, he came before the Commission and asked for a rezoning of a slightly higher density. After meeting with a number of the neighbors, we have revamped the rezoning request and changed it to some degree. He handed out a condition they would ask to be added to the application. "4) Along the southern and western boundary of the property the planting rate shall be three canopy trees per 100 linear feet, five understory trees per 100 linear feet and 25 shrubs per 100 linear feet."

There is a second change they wished to make on the application. Condition 1) reads: Uses limited to maximum of twenty-five (25) townhomes or condominiums designed for sale. They would like to strike the term "condominiums" and that was done at the request of one of the adjacent landowners.

Mr. Schneider moved that the word "condominiums" be struck from Condition 1) and that Condition 4) be added, seconded by Gilmer. The Commission voted unanimously 980 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Wright. Nays: None.)

Mr. Duggins said this is a proposal to build 25 townhomes consisting of five two-story buildings. One concern by a neighbor was the height of the buildings proposed last year. All the building heights have been reduced to two-story and the density has been scaled back to 25 townhomes. With the assistance of staff, they have asked for a CD-RM-18 rather than a CD-RM-12. The effective density is 8.33 with the conditions in place.

They held a meeting with the neighbors and attempted to answer all questions. There were some traffic questions that they could not answer.

Kathleen Coe, 6102 Auburndale Drive, said she was speaking in qualified support, but generally in support of this request. Her husband and she have lived in their house for 30 years, as have many of their neighbors. Therefore, you can see this is a stable neighborhood. Last spring there was a proposal for another project on this property and there was strong neighborhood consensus against it. This is a mixed neighborhood. In opposing that particular proposal they tried to be realistic about the changing nature of the Friendly Avenue Corridor. She thinks that the current proposal with its conditions,



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located on the East Side of Fleming Road Between Chance Road and David Christian Place

Department:	Planning Department	Current Date:	February 23, 2006
Contact 1:	Richard Hails	Public Hearing:	March 7, 2006
Phone:	373-2922	Advertising Date:	February 24 and March 3, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>Bill Ruska</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-06) Attachment B: Minutes of December 12, 2005 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

Portrait Homes – McAlister Place, LLC applied for rezoning from Conditional District – RM-5 Residential Multifamily to Conditional District – Limited Business for a portion of the property located on the east side of Fleming Road between Chance Road and David Christian Place. The Zoning Commission considered this application on December 12, 2005. The City Council conducted a public hearing to consider this application on January 24, 2006 and denied the application by a 5 to 3 vote. On February 21, 2006 the City Council voted 9 to 0 to reconsider this rezoning request which may be amended to include more restrictive conditions.

BACKGROUND:

The Zoning Commission voted 9 to 0 to recommend approval of the proposed rezoning. Tom Dukes appealed this decision to the City Council

There was one speaker in favor of and no speakers in opposition to this proposal (see Attachment B: Minutes of December 12, 2005 Zoning Commission Meeting).

This Conditional District – Limited Business rezoning application contains the following conditions:

- 1) Uses: All Business, Professional & Personal Services, Restaurants and Retail Trade (except convenience stores and service stations with fuel pumps) as permitted in the Limited Business District.
- 2) Any use with drive thru service and/or fuel service shall not be permitted.
- 3) The existing house known as the Bond-McAlister House will be retained and preserved. Existing trees on the 1.994-acre lot will be retained.
- 4) Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and maximum size of 48 square feet.

A vicinity map of the proposed rezoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**PUBLIC HEARING
CITY COUNCIL
JANUARY 24, 2006**

REQUESTED FROM CD-RM-5
TO CD-LB 1.994 ACRES (E)

PDM

#3340

CHANCE RD

NOISE CONE

CD-PDM

ISAACSON BLVD

#3179

CD-RM-5

CD-R
#3

(PL(Z)06-06)

RS-40

RS-40

CITY LIMITS LINE

DAVID CHRISTIAN RD

CD-RS-12

#3178

RS-12

COUNTRY WOODS LN

RS-12

RS-15

RS-15

CD-R

1"=400'
SHEETS
168,169



ATTACHMENT B

MINUTES OF DECEMBER 12, 2005 ZONING COMMISSION MEETING (PL(Z) 06-06)

Mr. Ruska presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

Chair Wolf opened the public hearing.

Alan Weidt, 6001 Thistle Trace, said he would like the zoning changed on his property to Conditional District - Limited Business to serve the nearby neighborhoods. He believes that the Limited Business zoning will be complimentary to a planned development in this immediate area. The McAlister House property will become a corner location, a lighted intersection when Isaacson Boulevard is completed and Fleming Road is straightened and extended. He accepted the responsibility to preserve the existing Bond-McAlister House and the established trees that are on the remaining two-acre parcel.

There was no one who wished to speak in opposition to the request. Chair Wolf closed the public hearing.

Mr. Hails said, as noted, the rezoning change is very limited in terms of modifying some of the conditions and switching over from a multifamily zone to a limited business zone. The Comp Plan within the low residential category specifically says it supports neighborhood serving local commercial uses. Staff feels this fits those kinds of guidelines. The Comp Plan also supports historic preservation policies such as preserving historic buildings in areas such as this. Staff feels like in the context of a suburban location and mixed residential development around it, this could be a potential asset within the area and conforming to the plan. Staff recommends approval of this request.

Ms. Shipman moved the ordinance, seconded by Mr. Schneider. The Commission voted unanimously 9-0 in favor of the motion. (Ayes: Wolf, Collins, Gilmer, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: None.)

**Attachment C
(PL(Z) 06-06)**

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: E
Location: 1932 Fleming Road (East side of Fleming Road between Chance Road and David Christian Place)

Applicant: James Anderson, Manager (Portrait Homes)
Owner: Portrait Homes – McAlister Place, LLC

From: CD-RM-5
To: CD-LB

- Conditions:**
- 1) Uses: All Business, Professional & Personal Services, Restaurants and Retail Trade (except convenience stores and service stations with fuel pumps) as permitted in the Limited Business District.
 - 2) Any use with drive thru service and/or fuel service shall not be permitted.
 - 3) The existing house known as the Bond-McAlister House will be retained and preserved. Existing trees on the 1.994-acre lot will be retained.
 - 4) Freestanding signage shall be limited to a monument sign with a maximum height of 6 feet and maximum size of 48 square feet.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Single Family House
Acreage	1.994
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	Bond-McAlister House
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Undeveloped (Approved for Apartments and Shopping Center)	CD-PDM
South	McAlister Place Townhomes	CD-RM-5
East	McAlister Place Townhomes	CD-RM-5
West	Single Family	RS-40

ZONING HISTORY		
Case #	Year	Request Summary
3179	2003	<p>The original zoning of CD-RM-5 was approved by the City Council on September 2, 2003 and the annexation was effective on November 30, 2003. The subject property is presently part of the 37.5 acre tract that is subject to the following conditions:</p> <ol style="list-style-type: none"> 1) Uses shall be limited to all single family detached and attached residential uses (including townhomes, duplexes, and "villa" type homes) permitted under the RM-5 zoning district. 2) The total number of dwelling units shall not exceed 177 units (4.7 units per acre) of which no more than 157 shall be single-family attached units and no less than 20 shall be single-family detached units. 3) All homes shall be offered for sale to the public. 4) No building shall exceed two stories in height as viewed from the front. 5) The proximity of Piedmont Triad International Airport shall be disclosed to all purchasers of homes within the development, in the developer's recorded declaration of covenants and restrictions, and within any purchase contract between Developer and initial purchasers. 6) The existing residential structure, known as the Bond-McAlister House, and a surrounding area of approximately three (3.0) acres, will be retained and preserved. 7) Within the 100-year floodplain of Horse Pen Creek, no fill shall be placed except in association with required street, road or utility crossings. 8) The storm water management pond shall be designed to treat the first two inches of rainfall for water quality.

DIFFERENCES BETWEEN CD-RM-5 (EXISTING) AND CD-LB (PROPOSED) ZONING DISTRICTS
<p>CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less. See Conditions for use limitations and other restrictions. The existing zoning limits uses to single family detached and attached residential uses and provides that the existing residential structure known as the Bond-McAlister House be retained and preserved.</p>
<p>LB: Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.</p>

TRANSPORTATION	
Street Classification	Fleming Road – Minor Thoroughfare, Lewiston Road – Major Thoroughfare, Isaacson Boulevard – Collector Street.
Site Access	Existing.
Traffic Counts	Fleming Road ADT = 11,000.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed, WS III
Floodplains	N/A
Streams	Streams have not been identified at this time, if perennial appropriate buffer will be required.
Other	Site must meet watershed requirements if increase of built upon area is proposed. Maximum Built Upon Area allowed is 70% of the site acreage. All proposed BUA must drain and be treated by a state approved BMP device (pond or similar). Possibility of Wetlands.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 5D: Preserve and promote Greensboro's historic resources and heritage.

POLICY 6B.2: Promote rehabilitation of historic houses and buildings.

Neighborhood Serving:

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is approximately 60 feet from an area designated as Mixed Use Commercial on the Generalized Future Land Use Map (GFLUM) of Connections 2025.

The Comprehensive Plan anticipates that Low Residential may accommodate small supportive uses such as neighborhood-serving commercial areas that are not always depicted on the GFLUM.

This request carries forth the condition that the Bond-McAlister House be retained and preserved. As a result, this request meets Connections 2025 policies for historic preservation as mentioned above. Preservation of this building will also provide a good opportunity to provide a neighborhood-serving commercial use.

GDOT: The developer of this property will be required to dedicate the additional right of way necessary for the new intersection of Isaacson Boulevard and Fleming Road.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
 Agenda Item

TITLE: Summit Avenue Outfall - Annexation Project - for Contract 2005-047

Department: Engineering & Inspection	Current Date: 2/17/06
Contact 1: Scott Cherry	Public Hearing: N/A
Phone: 373-2870	Advertising Date: N/A
Contact 2: Kevin Eason (Water Resources)	Advertised By: N/A
Phone: 373-2895	Authorized Signature: <i>Jed Kalbar</i>
Attachments: N/A	

PURPOSE:

The contract bids for the Summit Avenue Sewer Outfall Annexation projects have been received. In order for the construction work to proceed, City Council approval is required for the contract.

BACKGROUND:

A sanitary sewer outfall is required to service areas that were annexed into the city in July of 2004. The work consists of constructing a sanitary sewer outfall to serve areas in and around Summit Avenue. Bids were received on December 29, 2005 for the work and the lowest responsible bidder for the project was Page Construction Company, Inc. with a bid of \$896,630.75. Page Construction Company withdrew their bid. This being the case, the apparent 2nd lowest responsible bidder is Jimmy R. Lynch & Sons with a bid amount of \$979,757.00. We received six (6) other bids:

R.F. Shinn	\$990,547.50
Billings & Garrett	\$1,002,215.20
Yates Construction	\$1,125,875.00
Prilliman & Pace Construction	\$1,177,895.15
Triangle Grading & Paving	\$1,358,945.00
D.H. Griffin	\$1,396,652.50

The contract is scheduled to begin on March 28, 2006 and is to be completed in two stages by October 2, 2006. The engineer's estimate for the contract is \$1,224,780.75.

BUDGET IMPACT:

Funding is available from the Sewer Annexation account 511-7062-01.6017 Activity 04152 in the amount of \$979,757.00.

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Engineering Division that City Council approve the bid and award Contract 2005-047 (Summit Avenue Outfall) to Jimmy R. Lynch & Sons Construction Company for the bid amount of \$979,757.00.



City of Greensboro
City Council
 Agenda Item

TITLE: Sanitary Sewer Rehabilitation Project "E", Contract 2000-08A, Change Order #14

Department: Water Resources	Current Date: February 14, 2006
Contact 1: Robbie Bald	Public Hearing: N/A
Phone: 2854	Advertising Date: N/A
Contact 2: Renee Saul	Advertised By: N/A
Phone: 2101	Authorized Signature: Allan E. Williams, P.E. <i>[Signature]</i>
Attachments: N/A	

PURPOSE:

Water Resources wishes to exercise the option to extend this contract to add other various locations for rehabilitation. In order for work to proceed, approval for the change order to 2000-08A is required by City Council.

BACKGROUND:

Contract 2000-08A was approved and authorized by City Council on November 21, 2000. The contract was awarded to Kenneth R. Greene Utility Contractor, Inc. in the amount of \$348,384.00. The contract called for the rehabilitation of 12,049 linear feet of sewer line by sliplining in various locations around the city.

When this contract was bid, the City reserved the right to extend it as a "Unit Price Contract" on an annual (actual work months) basis with a specified cost escalation of 2% per year pending satisfactory performance. The Contractor's work to date has been outstanding, and Water Resources has found the need for rehabilitation of additional lines in Latham Park, Greensboro CC and other various locations. The additional 6", 8", 10" & 12" line to be rehabilitated is approximately 20,000 linear feet, with approximately 65 manholes and 175 services, amounting to \$1,000,000.00

BUDGET IMPACT:

The additional funds for this change order will be charged to 503-7015-02.6017 Activity 06080 in the amount of \$1,000,000.00. This change order will result in a 20% increase in the contract amount to a total contract amount of \$6,003,358.51.

RECOMMENDATION / ACTION REQUESTED:

The Water Resources Dept recommends and requests that City Council approve Change Order #14 in the amount of \$1,000,000.00 to increase the contract amount of Contract 2000-08A.

Item Number 19



City of Greensboro
City Council
Agenda Item

TITLE: General Sidewalk Improvements Contract 2006-002

Department:	Engineering & Inspections	Current Date:	2/20/06
Contact 1:	Gary Stephenson	Public Hearing:	N/A
Phone:	336-373-2021	Advertising Date:	N/A
Contact 2:	Peggy Holland (GDOT)	Advertised By:	N/A
Phone:	336-373-2921	Authorized Signature:	<i>Ted A. Kellan</i>
Attachments:			

PURPOSE:

The contract bids for 2006-002 General Sidewalk Improvements have been received. In order for the work to proceed, City Council approval is required.

BACKGROUND:

Bids were opened on January 19, 2006 for General Sidewalk Improvements. The work consists of sidewalk construction for eight (8) different projects and other associated items. The lowest responsible bidder for the contract is Lanier Construction, Inc. with a bid of \$718,167.10. We received five other bids as follows:

Triangle Paving	\$728,825.92
Yates Construction	\$775,000.00
Sandhills Contractors	\$777,246.30
Regional Site Solutions	\$835,934.30
Paul Howard Construction	\$943,454.20

The contract is scheduled to begin on March 28, 2006 and is to be completed on November 23, 2006. The engineer's estimate for the contract is \$767,158.05.

BUDGET IMPACT:

Funding is available from the following accounts: 402-4531-01.6015 Activity No. 06123 in the amount of \$547,007.10 and 441-6006-05.6015 Activity No. 06127 in the amount of \$171,160.00.

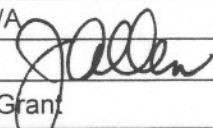
RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Engineering Division and GDOT that City Council approve the bid and award Contract 2006-002 for General Sidewalk Improvements to Lanier Construction for the bid amount of \$718,167.10.



City of Greensboro
City Council
Agenda Item

TITLE: Request to approve budget amendment

Department:	Parks and Recreation	Current Date:	2-12-06
Contact 1:	Hillary Meredith	Public Hearing:	No
Phone:	373-2734	Advertising Date:	N/A
Contact 2:	Courtney Hemphill	Advertised By:	N/A
Phone:	373-3256	Authorized Signature:	
Attachments:	Parks & Recreation Greensboro Youth Council Artistry Awards Grant		

PURPOSE:

The Greensboro Teen Grantmaking Council in partnership with the Community Foundations of Greater Greensboro has awarded the Greensboro Youth Council, a program of the Parks and Recreation Department, \$1,000 to support the Artistry Awards program. A budget amendment needs to be approved by City Council to permit the expenditure of funds.

BACKGROUND:

The total grant funding received is \$1,000. The funds may be used at the discretion of the recipient organization to further develop a program that encourages the presentation of culturally and ethnically diverse youth talent in art forms that include dance, drama, vocal performance, instrumental, visual art, print art and creative writing for Guilford County High School students. The funds will be used for building rental, advertising and printing.

BUDGET IMPACT:

The grant does not require any matching funds and therefore has no impact on the budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$1,000 for GYC Artistry Awards program.

Item Number 21

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR PARKS AND
RECREATION GREENSBORO YOUTH COUNCIL ARTISTRY AWARDS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation for the State, Federal and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5005-01.5255	Rental of land and buildings	\$ 600
220-5005-01.5221	Advertising	\$ 200
220-5005-01.5224	Printing	<u>\$ 200</u>
Total		\$ 1,000

and, that this increase be financed by increasing the following State, Federal and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5005-01.8620	Donations & Private Contributions	<u>\$ 1,000</u>
Total		\$ 1,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: First Amendment to Loan Agreements – Windhill, Seager Place and Rankin School Place Apartments Multi-family Loans

Department:	Housing and Community Development	Current Date:	2/22/2006
Contact 1:	Andrew Scott, Director	Public Hearing:	
Phone:	373-2028	Advertising Date:	
Contact 2:	Cynthia Blue	Advertised By:	
Phone:	433-7376	Authorized Signature:	<i>D. Campbell</i>
Attachments:			

PURPOSE:

1. Amendment to loan agreement terms to incorporate specific language from the North Carolina Housing Finance Agency's 2000 Qualified Action Plan (NCHFA QAP) allowing reduction of Operating Reserves two years after reaching stabilized occupancy for Windhill apartments.
2. Amendment to loan agreement terms to remove the language referencing reduction of Operating Reserves from Seager Place and Rankin School Place loan agreements.

BACKGROUND: The language in our present agreement for Windhill did not exactly mirror the language in the NCHFA QAP. The intent of all participating lenders was to follow the NCHFA QAP guidelines in this matter. The problem was identified in a recent Internal Audit review of the Windhill apartment development. Our loan agreements referenced a drawdown point "two years after break even operations," while the NCHFA QAP referenced a drawdown point "two full years starting after reaching stabilized occupancy." The language in the loan agreement should be changed to reflect the NCHFA QAP guidelines.

The language error was also contained in subsequent loan agreements for Seager Place and Rankin School Place. At the time these projects were approved, the drawdown of Operating Reserves was no longer an option under the NCHFA QAP. The language in the loan agreement should be stricken.

BUDGET IMPACT: No budget impact.

RECOMMENDATION / ACTION REQUESTED: Approval of loan amendment terms and authority for City Manager to execute loan amendments for Windhill, Seager Place and Rankin School Place.

Agenda Item: 22



City of Greensboro
City Council
Agenda Item

TITLE: Approval of Urban Development Investment Guidelines

Department: City Manager's Office

Current Date: February 28, 2006

Contact 1: Ben Brown

Public Hearing:

Phone: 373-2002

Advertising Date:

Contact 2: John Shoffner/Dan Curry

Advertised By:

Phone: 373-2293/373-2751

Authorized Signature: *Dan Curry*

Attachments: Urban Development Investment Guidelines

PURPOSE:

City Council requested the preparation of an evaluation tool for reviewing private development projects within the downtown and reinvestment areas and corridors. City staff have prepared the attached Urban Development Investment Guidelines for consideration, in consultation with a number of private developers and lenders involved in urban development in the community.

BACKGROUND:

The *Connections 2025 Comprehensive Plan* recommends intensification of development within the downtown and identified reinvestment areas and corridors. Because the City is likely to receive requests for assistance from developers proposing projects within these identified areas, City Council requested that staff develop a process and tool for evaluating these proposals.

The City researched similar programs in other cities and also held several focus group meetings with private developers and lenders during the preparation of these Guidelines. The Urban Development Investment Guidelines provide information to developers on what projects will be accepted for review by the City, what information is required to be submitted, and what criteria will be used in evaluating and recommending proposals for City assistance.

These Guidelines do not establish an entitlement program and decisions regarding financial assistance, in any form, are solely at the discretion of City Council. The Guidelines are also meant to be a flexible evaluation tool, and City Council may waive any aspect of the Guidelines as it deems appropriate during review of private development proposals.

BUDGET IMPACT:

Approval of this evaluation tool does not encumber or provide approval of any additional City funding not already contained in departmental operating budgets. Future funding decisions are at the sole discretion of City Council.

RECOMMENDATION / ACTION REQUESTED:

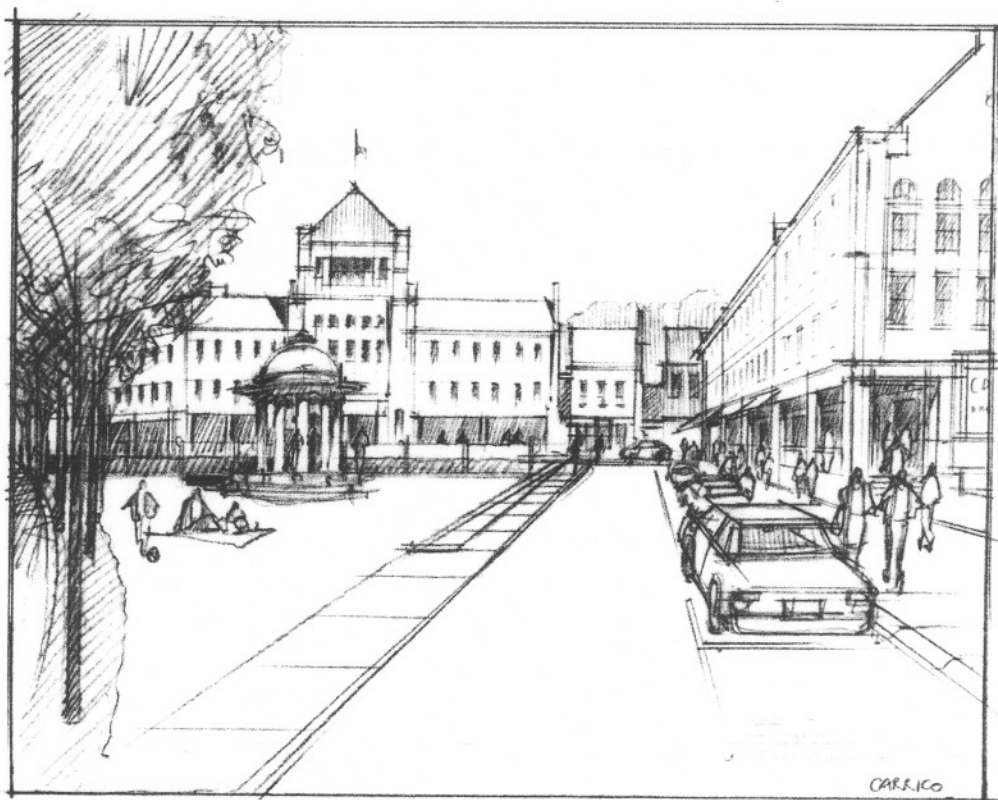
Approval of the attached Urban Development Investment Guidelines.



City of Greensboro

Urban Development Investment Guidelines

For evaluating development and redevelopment projects in downtown and reinvestment areas and corridors that have requested City participation.



Purpose of the Urban Development Investment Guidelines

On May 6, 2003, the Greensboro City Council adopted the *Connections 2025 Comprehensive Plan*. This plan provides a goals and policy framework for the future development of the City. As a part of this future vision, the Plan recommends intensification of development within the central business district and identified reinvestment corridors and areas.

These **Urban Development Investment Guidelines** have been prepared as part of the City's effort to promote high quality urban developments that meet the community's intended vision. By implementing these Guidelines, the City hopes to provide prospective developers with a consistent and dependable set of criteria that will be used in evaluating how closely proposed development projects meet the City's development goals. In addition, these Guidelines establish how project risks and returns to the City will be reviewed and evaluated.

These Guidelines do not establish an entitlement program. The provision of financial assistance, in any form, is solely at the discretion of City Council. Council may waive or modify any aspect of these Guidelines and determine levels of assistance to be provided, as it deems appropriate.

Eligible Projects

To be eligible for any funding assistance connected with these Guidelines, projects must meet all of the following:

1. Located within the corporate limits of Greensboro
2. Located within either the downtown area, reinvestment areas, or reinvestment corridors as shown on the enclosed maps
3. Meet the following minimum investment thresholds:
 - 3.1. Downtown projects - \$1,500,000
 - 3.2. Reinvestment areas and corridors - \$500,000
4. Must not also be applying for assistance through the City's Economic Development Incentive Program or Targeted Loan Pool Program
5. Must agree to follow City M/WBE Program for any public infrastructure improvements funded with City assistance

Eligible Areas Description

The **Urban Development Investment Guidelines** are targeted to new development and redevelopment projects within the downtown redevelopment area and zones identified in *Connections 2025* as reinvestment areas and corridors. These areas represent priority opportunities for combined private and public sector reinvestment. The intent in these areas is to promote the redevelopment of underutilized, outdated properties and the filling in of vacant sites, thereby creating more economically and socially vibrant communities. A strong preference is given to *catalyst* projects that stimulate the private market and encourage the mixing and diversification of uses as a means to a more efficient and sustainable development pattern.

Downtown Redevelopment Area

The Downtown Redevelopment Area, as currently adopted and including areas that may be added to the redevelopment area by future amendments, currently covers roughly 500 acres as shown on Exhibit A. Within this area, the City is looking for unique projects that promote reinvestment, preservation, diversification, and selective intensification of activity that reinforces its importance as the economic, cultural, and civic center of the City.

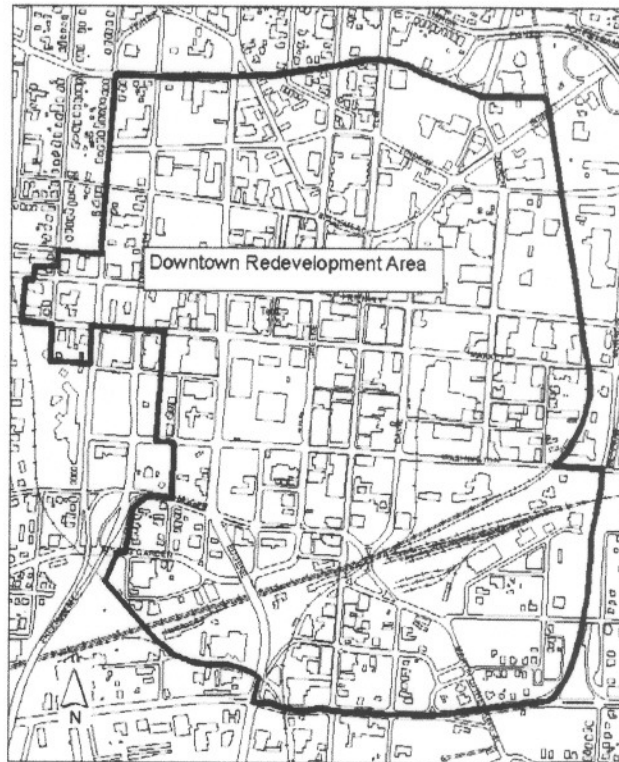


Exhibit A – Downtown Area

Reinvestment Areas

Reinvestment areas include currently designated Redevelopment Areas and additional locations identified in *Connections 2025* as Reinvestment Opportunity Areas, as shown below. These are mostly older neighborhoods and industrial sections of east Greensboro that are in need of private investment. A focus within these areas is to return business, community services, and housing choices to sections of the City that are currently underserved.

Reinvestment Corridors

Connections 2025 identified eight Reinvestment Corridors for public and private sector investment, as shown below. These are primarily older commercial corridors along major thoroughfares. Within these corridors, the City is looking for private initiatives that promote reuse of existing buildings and new infill development that enhances economic viability and strengthens adjacent neighborhoods.

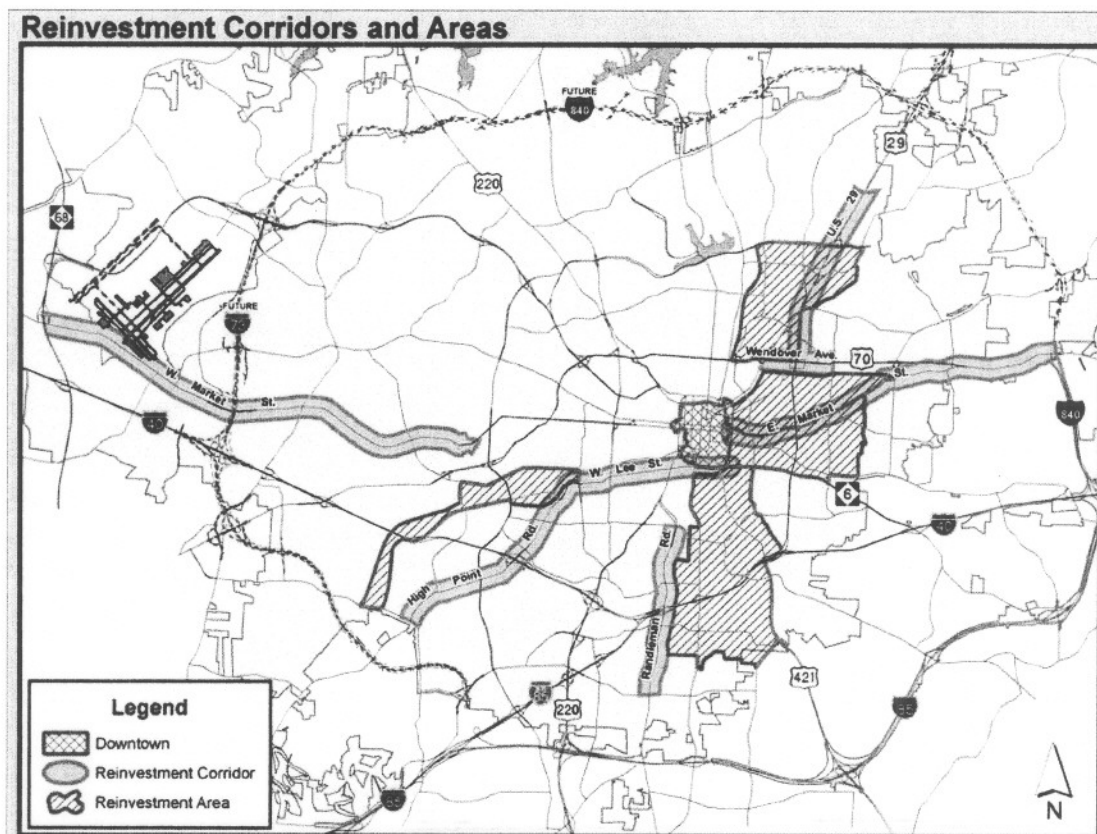


Exhibit B - Reinvestment Areas and Corridors
(see Attachment 1 for more detailed maps)

Use of the Urban Development Investment Guidelines

The Urban Development Investment Guidelines provide a mechanism for the City to use in evaluating the strengths and weaknesses of private development projects proposed within the identified priority areas. Well planned and clearly financed proposals will receive priority for assistance over proposals that offer unclear development objectives and unknown risks. Once financial risk is determined, the quality, creativity, and sustainability of the proposed development product is also evaluated.

The following is a list of possible uses of City assistance. Infrastructure assistance is the preferred method of assisting urban development projects since the City is normally the provider of these facilities and services. Other forms of assistance may be proposed where infrastructure assistance alone is not sufficient and will be considered based on the merits of the proposal:

Eligible Uses of City Assistance

1. Infrastructure upgrades (water, sewer, storm sewer and streets)
2. Provision of off-street parking
3. Streetscape improvements
4. Purchase of land/reduce cost of land
5. Environmental site assessment
6. Site preparation
7. Affordable housing assistance

The decision to invest or not to invest shall be at the sole discretion of City Council. In circumstances determined to be justified and appropriate, the City Council may vary from these Guidelines, regardless of whether or not a project meets these Guidelines.

Projects meeting the minimum thresholds established herein will also be eligible for the City's "Rapid Review Process". Through this process, Department Heads from all Departments involved in the City Economic Development Review Team meet to expedite the approval process.

Application Requirements

Developers requesting City assistance through the Urban Development Investment Guidelines should submit an application with the basic elements listed below. Other items may be requested by the City following an initial review of the application.

1. **Proposal Letter** – signed by the principal or chief operating officer of the development entity. The letter should describe the proposed project scope, including range of uses, amount of investment, uniqueness of the project, barriers that need to be overcome, funding gap requiring City assistance, and timeframe for the project. The letter or attachments should also indicate

financial commitments that are in place for the project and the level of experience of the development team.

2. **Independent Financial Analysis** – prepared by an independent economic development professional or economist. This analysis will present and review the project development and operating proformas against local and regional market conditions and provide assessment of any conditions or issues that may impact viability of the project.
3. **Completed Urban Development Investment Guidelines Criteria Forms** – Developers will submit their self-assessment, including Part 1 for all projects and either Part 2 or Part 3 depending on the location of the project.
4. **Site and Building Plans** – Conceptual site plan and building elevation plans sufficient to show the design and construction intent of the project.

Application Review Process

Following receipt and acceptance of a completed application, the City will schedule a meeting with the applicant to discuss the project and identify any additional information needed. Following this meeting, City staff will undertake an analysis of the request for assistance, including review of the independent financial analysis and self assessment and develop a recommendation for City Council consideration.

Applicants receiving City Council approval will enter into a performance-based development agreement with the City that will include benchmarks for receipt of assistance and requirements for reporting the progress of the development project.

Priority and Criteria Listing

The following objectives and evaluation criteria provide a consistent framework for evaluating development projects. Further refinement of these criteria is likely as experience is gained in its use.

The criteria are divided into three parts. **Part 1** evaluates the estimated risks and financial returns of the proposal and is to be completed for all projects covered by this policy. **Part 2** is to be used for project proposals within the downtown redevelopment area and assesses the likely impact of the project on the downtown environment. **Part 3** provides a similar analysis of projects proposed in reinvestment areas and corridors.

Urban Development Investment Guidelines

For projects requesting City participation

Project: _____

Scoring Summary

Criteria	Score	Comments
Part 1 - All Projects		
<i>Priority 1-A: Viability and Need for Public Assistance</i>		
<i>Priority 1-B: Return on Investment</i>		
Priority 1 Sub-total		
<i>Minimum Part 1 Threshold Score for Consideration</i>	75	
Part 2 - Downtown Projects		
<i>Priority 2-A: Catalyst Projects</i>		
<i>Priority 2-B: Intensification and Diversification of Uses</i>		
<i>Priority 2-C: High Quality and Sustainable Development</i>		
Priority 2 Sub-total		
<i>Minimum Part 2 Threshold Score for Consideration</i>	50	
Part 3 - Reinvestment Area and Corridor Projects		
<i>Priority 3-A: Catalyst Projects</i>		
<i>Priority 3-B: Intensification and Diversification of Uses</i>		
<i>Priority 3-C: High Quality and Sustainable Development</i>		
<i>Priority 3-D: Increase Public Safety by Redeveloping High Crime Zones</i>		
Priority 3 Sub-total		
<i>Minimum Part 3 Threshold Score for Consideration</i>	50	
OVERALL SCORE		

Summary description of project benefits and issues:

Urban Development Investment Guidelines

Criteria Details

Project: _____

Part 1 - For all projects requesting City participation:

<i>Criteria</i>	<i>Score</i>	<i>Comments</i>
<i>Priority 1-A: Viability and Need for Public Assistance</i>		
<i>(up to 10 points each)</i>		
1. Independent analysis demonstrates viability of project		
2. "But for" financial analysis demonstrates need for assistance. - less than 10% return on investment to developer <i>(10 points)</i> - 10 to 20% <i>(5 points)</i> - greater than 20% <i>(0 points)</i>		
3. Demonstrates ability to pay private debt service. With City assistance, project provides private debt coverage ratio of: - 1.25 or more to 1 <i>(10 points)</i> - 1.1 – 1.25 to 1 <i>(5 points)</i> - 1.1 or less to 1 <i>(0 points)</i>		
4. Clearly documented financial commitments		
5. Debt coverage ratio of any public debt issued to fund the project - 1.25 or greater <i>(10 points)</i> - 1.1 to 1.25 <i>(5 points)</i>		
6. Developer, or development partner, has experience successfully developing similar projects		
7. Developer equity in project, including cash and basis in property - 20% or more <i>(10 points)</i> - 10% to 20% <i>(5 points)</i> - Less than 10% <i>(0 points)</i>		
<i>Priority 1-A Score</i>		

Urban Development Investment Guidelines

Criteria Details

Project: _____

Part 1 - For all projects requesting City participation: (con't)

<i>Priority 1-B: Return on Investment</i>		
	<i>(up to 10 points each)</i>	
1. Creates one or more permanent jobs per \$50,000 of City assistance		
2. Tax increment revenue, based on current rate, exceeds City assistance - within 5 years <i>(10 points)</i> - within 15 years <i>(6 points)</i> - within 20 <i>(3 points)</i>		
3. Increases the tax base of the property being redeveloped - 250% or more <i>(10 points)</i> - 150% to 250% <i>(5 points)</i> - 100% to 150% <i>(0 points)</i>		
	<i>Priority 1-B Score</i>	
	<i>Priority 1-A & 1-B Totaled Score</i>	
<i>Minimum Part 1 Threshold Score for Consideration</i>	75	

Other comments on financial viability, risks and returns of this request:

Urban Development Investment Guidelines

Criteria Details

Project: _____

Part 2 - Additional Criteria for projects proposed in Downtown area:

<i>Criteria</i>	<i>Score</i>	<i>Comments</i>
<i>Priority 2-A: Catalyst Projects</i>		
<i>(up to 10 points each)</i>		
1. Corporate headquarters and other significant office space projects greater than 50,000 square feet		
2. Unique project for downtown – ex: Elon Law School, downtown hotel		
3. Retail use exceeding 15,000 square feet		
4. New or adaptive reuse housing construction of 30 or more housing units		
5. Regional draw due to uniqueness of use		
6. Appropriate rehabilitation of contributing building in a designated historic district or individually listed historic property		
<i>Priority 2-A Score</i>		
<i>Priority 2-B: Intensification and Diversification of Uses</i>		
<i>(up to 5 points each)</i>		
1. Project is mixed-use		
2. Commercial space is provided on first floor		
3. Eliminates a blighted property		
4. Reuses a vacant or underutilized property		
<i>Bonus Points</i>		
<i>(1 point each)</i>		
a: Provides rental apartments		
b: Provides workforce housing		
<i>Priority 2-B Score</i>		

Urban Development Investment Guidelines

Criteria Details

Project: _____

Part 2 - Additional Criteria for projects proposed in Downtown area:(con't)

<i>Criteria</i>	<i>Score</i>	<i>Comments</i>
<i>Priority 2-C: High Quality and Sustainable Development</i>		
(Up to 5 points each)		
1. Development of an environmentally impaired site		
2. Greater than 50% of 1 st floor frontage is transparent windows		
3. Provides enclosed off-street parking hidden from street view		
4. High quality and generally compatible architectural design and materials		
<i>Bonus Points</i> (1 point each)		
a: Project has obtained a LEED designation indicating high level of sustainability in design and construction		
b: Approved deconstruction techniques for demolition work		
c: Creates or enhances downtown parks, plazas or greenways		
d: Adds street activity, such as outdoor eating areas or public art space		
e: Accommodations for bike racks, transit shelters and other pedestrian amenities		
<i>Priority 2-C Score</i>		
<i>Priority 2A-2C Totaled Score</i>		
<i>Minimum Part 2 Threshold Score for Consideration</i>	50	

Other comments on unique design and development aspects of this request:

Urban Development Investment Guidelines

Criteria Details

Project: _____

Part 3 - Additional Criteria for projects proposed in Reinvestment Areas and Corridors:

<i>Criteria</i>	<i>Score</i>	<i>Comments</i>
Priority 3-A: Catalyst Projects		
<i>(up to 10 points each)</i>		
1. Significant office space projects greater than 30,000 square feet		
2. Renovation and reuse of existing retail and industrial buildings exceeding 30,000 square feet		
3. New or adaptive reuse housing construction of 50 or more units		
4. Extent market is already supporting similar projects in the area <ul style="list-style-type: none"> - No other similar projects in area (10 points) - One other similar project (5 points) - Multiple similar projects (0 points) 		
5. Appropriate rehabilitation of contributing building in a designated historic district or individually listed historic property		
Priority 3-A Score		
Priority 3-B: Intensification and Diversification of Uses		
<i>(up to 5 points each)</i>		
1. Project is mixed-use		
2. Project promotes compact, efficient development <ul style="list-style-type: none"> - Residential components at an average density of at least 7 units/acre - Commercial components at an avg. floor area ratio of 0.50 or greater 		
3. Provides neighborhood businesses and services to underserved areas <ul style="list-style-type: none"> - without these services within 1 mile radius (5 points), or - without these services within ½ mile radius (2 points) 		
4. Eliminates a blighted property <ul style="list-style-type: none"> - project site is blighted (5 points), or - other blighted properties within ¼ mile radius (2 points) 		
5. Reuses a vacant or underutilized property		
Bonus Points <i>(1 point each)</i>		
a: Provides housing unit sizes and types not found in area		
b: Provides mixed-income housing		
Priority 3-B Score		

Urban Development Investment Guidelines

Criteria Details

Project: _____

Part 3 - Additional Criteria for projects proposed in Reinvestment Areas and Corridors:

Criteria	Score	Comments
Priority 3-C: High Quality and Sustainable Development		
(up to 5 points each)		
1. Development of an environmentally impaired site		
2. Compatible with surrounding developments or with objectives contained in an adopted neighborhood, corridor or activity center plan		
3. Adds pedestrian amenities, such as 1st floor retail, outdoor eating areas, connected sidewalks, street trees, on-street parking, and public art space		
4. Provides connected and shared access and parking areas		
5. Provides additional off-street parking screened from street view		
6. High quality and generally compatible architectural design and materials		
Bonus Points (1 point each)		
a: Project has obtained a LEED designation indicating high level of sustainability in design and construction		
b. Approved deconstruction techniques for demolition work		
c: Creates or enhances neighborhood parks, plazas or greenways		
d: Accommodations for bike racks and transit shelters		
e: Removes non-compliant signage		
Priority 3-C Score		
Priority 3-D: Increase Public Safety by Redeveloping High Crime Zones		
(up to 5 points)		
1. Level of crime rate in area compared to City average		
- Crime rate greater than 110% of City average (5 points)		
- Crime rate 100% to 110% of City average (2 points)		
- Crime rate less than 100% of City average (0 points)		
Priority 3-D Score		
Priority 3A-3D Totaled Score		
Minimum Part 3 Threshold Score for Consideration	50	

Other comments on unique design and development aspects of this request:

Definitions

Blighted Property – As defined by NC Redevelopment Statutes, shall include properties that, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision of ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, impairs the sound growth of the community.

“But For” Proforma Analysis – Presentation of a project development and operating proforma identifying all sources and uses of funds and rates of return in sufficient detail to explain what portion of the funding sources are not obtainable from private sources if a reasonable rate of return on investment is to be achieved.

Catalyst Project – A proposed development project that, because of its size, location, unique uses, or ability to attract new jobs, is likely to stimulate significant additional development activity.

Crime Rate – The Index Crime Rate as reported by the City of Greensboro Police Department, which is inclusive of violent and property crimes.

Debt Coverage Ratio – A measure of an income producing property’s ability to cover the monthly mortgage payments. Calculated by dividing the net operating income (NOI) by a property’s annual debt service.

Deconstruction Techniques – Deconstruction is the process of building disassembly in order to recover and recycle materials for their highest and best re-use. Deconstruction reduces the volume of materials that end up in public landfills and protects the natural environment.

Developer Equity – Funding sources provided by the individual investors and not subject to scheduled payback from project revenues. Should be real dollars contributed to the project, including cash and basis in property. Loans, personal guarantees, deferred fees, etc. are not considered developer equity for these purposes.

Downtown Redevelopment Area – Area of downtown designated by the Redevelopment Commission of Greensboro according to NC Redevelopment Statutes, and including any additional areas added to the Downtown Redevelopment Area by future amendment.

High Quality and Generally Compatible Architectural Design and Materials – The City is seeking well designed proposals that meet the user’s needs, understand and respond to its context, enhance the surrounding area, and are built to last. Architectural features should enhance the street environment and building materials should be high quality and durable. Siting of buildings should promote pedestrian-oriented streets.

Job Creation – To be considered as a newly created job, the applicant will need to demonstrate that the business being proposed is a new operation coming to Greensboro or an expansion of an existing business operation already located in the City. Only permanent jobs are counted, not jobs related to construction, seasonal, or short-term employment.

LEED Designation – As established by the US Green Building Council, refers to buildings and developments that have been certified under one of the LEED designations, including LEED-NC (New Construction), LEED-EB (Existing Buildings), LEED-H (Homes), and LEED-CS (Core and Shell). LEED certification generally means buildings are designed to be efficient to operate and utilize environmentally friendly materials and techniques in their construction

Mixed-Use – A project that combines a principal use, such as housing units with other different uses, such as commercial or office space. The principal use should not enclose more than 90% of the total square footage of the project.

Public Art Space – The provision of space in outdoor locations or in publicly accessible buildings that is designed for the presentation of public art, including statues, monuments, murals, non-figurative art, and including performing arts space. Public art may also be integrated with architecture and landscaping in the construction or renovation of buildings and sites.

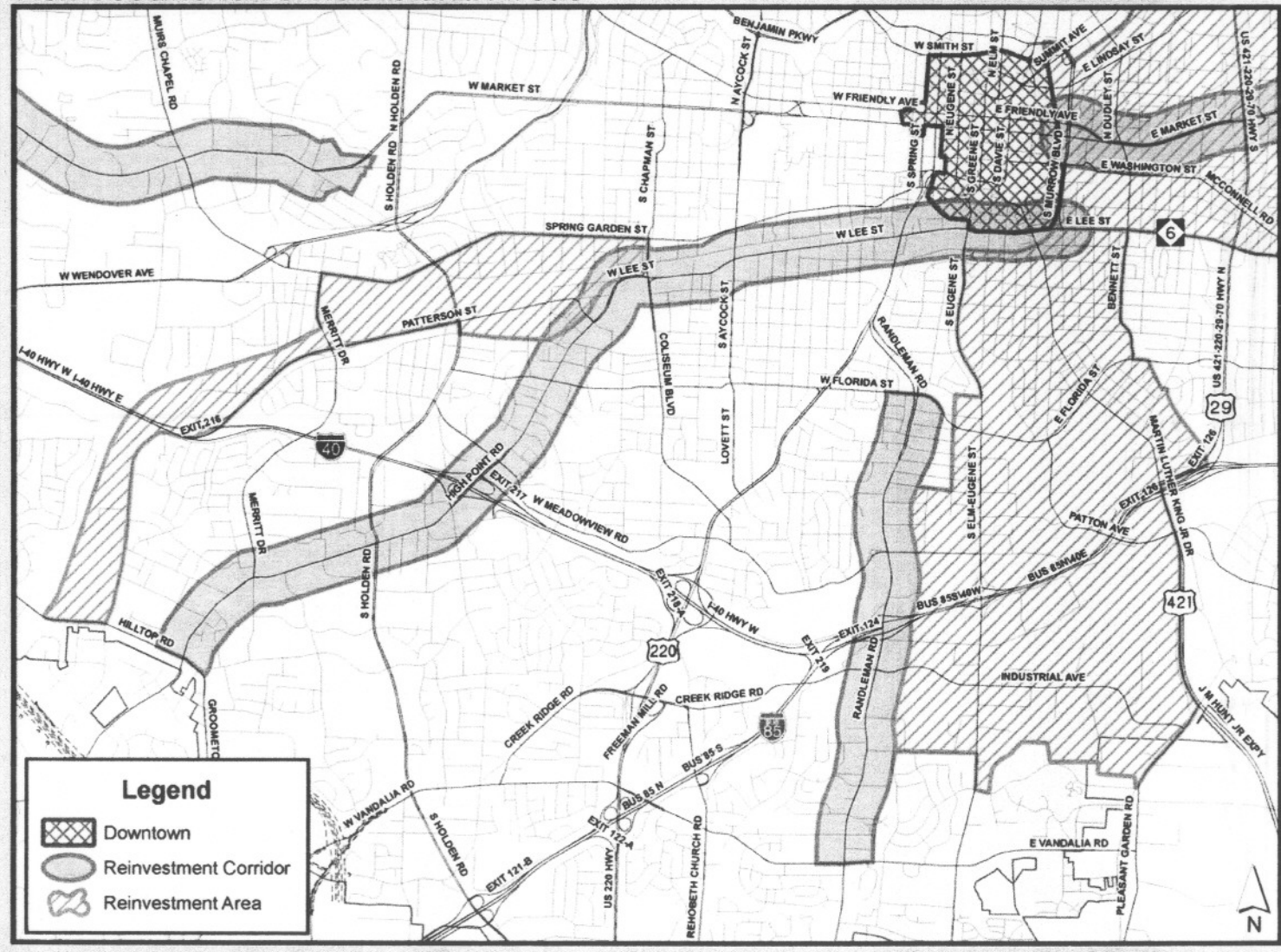
Tax Increment Revenue – The amount of additional City tax revenues estimated to be generated by the new development over and above what the property is currently paying.

Workforce Housing – Conceptually defined as housing units affordable to the full range of individuals and families working within the area. For purposes of these Guidelines, units will meet this definition if they are affordable to families between 80% and 120% of the City's median family income, as established by the US Dept. of HUD each year.

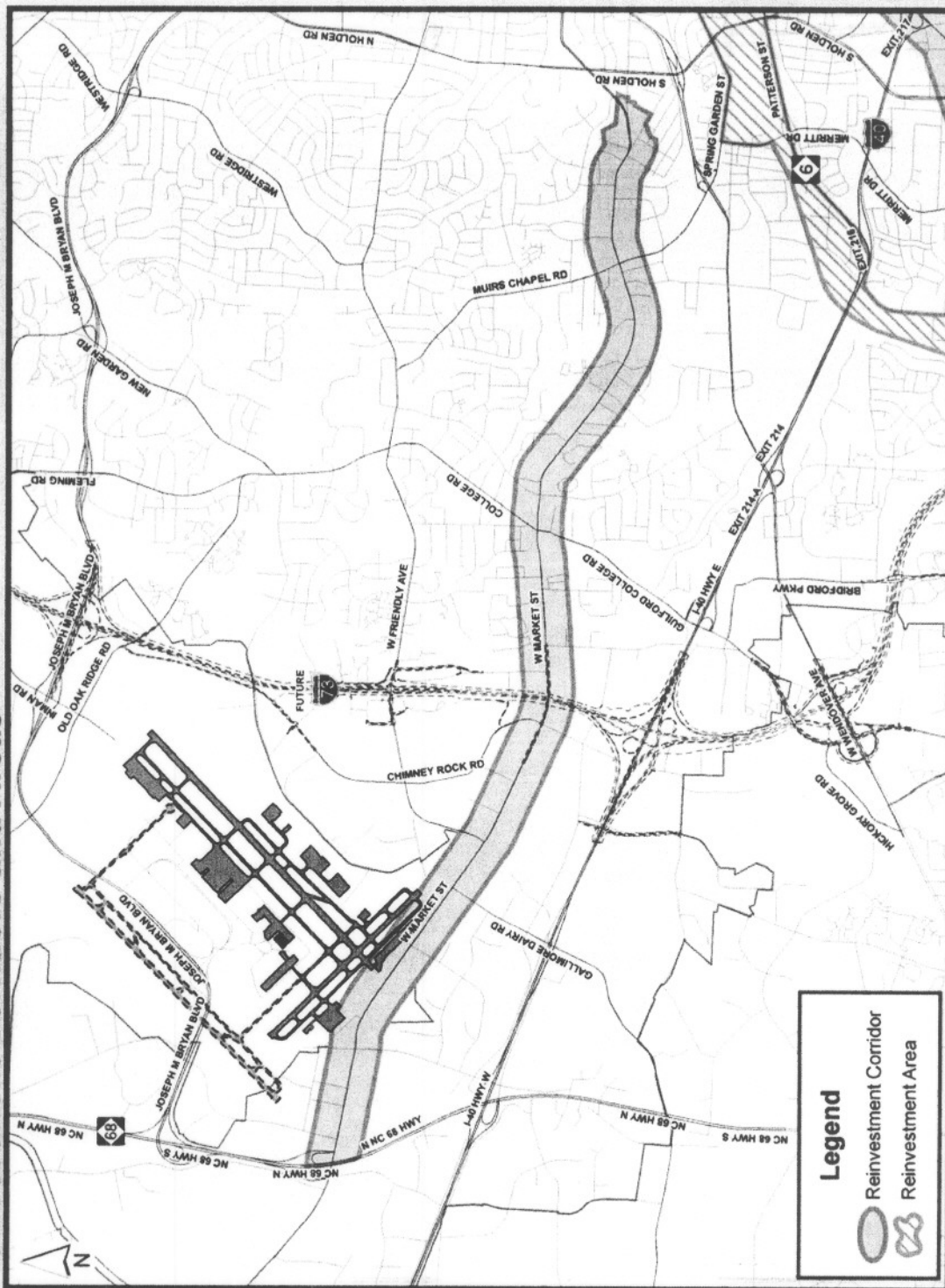
Reinvestment Corridors and Areas



Reinvestment Corridors and Areas



Reinvestment Corridors and Areas



DISBURSEMENTS MADE BY THE CITY TREASURER

15-Feb-06

The following report covering voucher numbers 140731 through 141951 in the amount of \$13,553,405.26 is submitted for your information

Vouchers issued against approved contracts for service & construction projects

Bicycle Federation of America - professional services for walkable community workshops	\$ 10,000.00
Carolina Asphalt Paving - Southeast walking trail project	10,971.02
Cline Design Assoc. - design services for Gateway Garden project	21,504.45
Diversified Intelligence - professional services for facility audit	78,991.57
John Kavanagh Co. - installation of 12" water main at Heritage Hill subdivision	21,553.00
US Dept. of Interior - expenses for hydrologic network program	29,075.00
Yates Construction Co. - Hilltop Road improvements	170,553.64
US Infrastructure - professional services for Burnt Poplar & Regional Road drainage improvements	15,380.47
Black & Veatch - design services for electrical improvements at Lake Townsend	43,123.73
Mustang Enterprises - general sidewalk improvements	33,792.29
Utility Service Co. - water tank rehab for Lee's Chapel Road	307,800.00
Breece Enterprises - storm sewer improvements	76,679.77
Hamlett Assoc. - general contractor for Fire Station # 2	80,529.30
Hamlett Assoc. - general contractor for Fire Station # 21	66,926.70
Dellinger, Inc. - Reedy Fork sanitary sewer pump station improvement project	30,899.37
US Infrastructure - design services for thoroughfare sidewalk project	23,453.10
Reynolds, Smith & Hills, Inc. - professional services for street design guidelines	23,320.28
Apac Atlantic, Inc. - Elm/Eugene Street roadway improvement project	210,266.15
Wilbur Smith & Assoc. - Church Street feasibility study	22,422.75

Vouchers issued against approved contracts for equipment, supplies & items purchased by Council approval

City of High Point - 800MHz training for Radio Shop technicians	12,500.00
Ecoflo - expenses for household hazardous waste program	52,835.05
Guilford County - automated fingerprint ID system	17,029.49
Guilford County - fingerprinting & mug shot services	30,500.00
Guilford County - expenses for watershed bonds	86,904.45
Canberra Industries - field calibration units for Fire Dept.	12,810.04

Dean's Office Machines - lease of copiers	\$ 14,241.75
Electrical Equipment Co. - repair of # 2 blower at Osborne Plant	13,231.27
Gateco Oil Co. - bio diesel fuel	14,647.97
Revels Tractor Co. - purchase of mowers	43,991.98
Tournament Hosts - hosting services for ACC Tournament	49,237.78
Attayek Services - landscaping services	32,312.45
Clinard Oil Co. - diesel fuel	14,913.48
Cronatron Welding System - cronaplate part for Landfill	10,282.25
Gateco Oil Co. - diesel fuel	28,851.66
Green Ford - purchase of vehicles	61,989.00
Hach Chemical Co. - oxygen monitoring systems for Osborne Plant	28,393.24
Morehead City Ford - purchase of vehicles	68,156.00
Brenntag Southeast - chemicals	17,244.47
Clinard Oil Co. - unleaded fuel	14,990.88
Morehead City Ford - purchase of vehicles	103,265.00
Potter Oil - bio diesel fuel	56,035.50
Greensboro Housing Authority - tenant based rental assistance program	46,937.92
Clifton Parker Construction - lead rehab services for 1708 Spry Street	10,550.00
Covington Diesel - replace transmission for equipment # 2434	14,752.78
Detroit Salt Co. - road salt	55,003.63
Green Ford - purchase of vehicle	20,663.00
Ecoflo - expenses for electronic waste program	11,416.08
Martin Marietta Aggregates - rock	21,817.57
McBride Lawn Service - removal of debris from 2005 MLK, Jr. Drive	10,500.00
Gateco Oil Co. - bio diesel fuel	29,238.74
Landfill Service Corp. - rental of equipment for Landfill	25,904.93
Morehead City Ford - purchase of vehicles	105,124.00
Principle Decision System - computer hardware & software for Police Dept.	159,642.00
Baker & Taylor Co. - books	15,873.81
Datastream - consulting services for implementation of software	26,682.46
Duke Energy - utility work for Willow Oaks revitalization project	11,739.70
Butler Trailer Manufacturing - backhoe trailer	15,118.00
Clinard Oil Co. - unleaded & diesel fuel	72,040.66
Lankford Protective Services - security services	52,384.79
Right Touch Interiors - installation of carpet & tile at Coliseum	21,181.99
Siemens Energy & Automation - equipment maintenance agreement for Osborne Plant	11,496.00
Stevens Fire Equipment - pumper truck for Fire Dept.	826,124.00
US Filter - bioxide	13,274.51
Xerxes Computer Corp. - computer equipment upgrade services	35,950.00
Baker & Taylor Co. - books	13,851.49
NC A&T State University - tuition & expenses for WIA students	36,178.64
Clinard Oil Co. - unleaded fuel	46,578.92
Maddux Supply - electrical supplies	13,080.06

Potter Oil - bio diesel fuel	\$ 13,811.42
Baker & Taylor Co. - books	20,384.23
Kyle's Friendly Service - unleaded fuel	18,918.84
Baker & Taylor Co. - books	12,928.25
Postmaster - bulk mail	20,000.00
Risk Management Assoc. - administrative investigative review services	21,456.42
Marcellus Janitorial Service - janitorial services	16,281.00
Monticello Auto Wholesalers - purchase of vehicle	11,500.00
Rosenblatt & Assoc. - traffic signals	36,282.42
Traffic Parts - parts for Transportation Dept.	12,087.60
ATC Vancom - contracted transportation services	703,737.54
Guilford County Dept. of Social Services - childcare services for WIA program	16,598.70
Ontario Investments - lease of computer equipment	10,649.72
The Salvation Army - emergency assistance from August - December	12,839.05
Storr Office Environments - office furniture	15,898.83
CD Concepts - lead rehab services for 1104 W. Meadowview Road	13,200.00
DH Griffin Wrecking Co. - demolition services at St. James Homes	69,300.00
Green Ford - purchase of vehicle	20,663.00
Hackney Emergency Vehicles - tractor for Fire Dept.	92,808.00
Kyle's Friendly Service - unleaded & diesel fuel	34,066.79
M&P Painting - painting services for Lake Brandt Pump Station	16,749.78
Oldcastle Precast - catch basin tops	11,379.46
Southeastern Distributors - meter box tops	11,250.00
Sportable Scoreboards - scoreboards for Parks & Recreation	13,010.00
IG Development - rehab services for 700 Martin Street	29,322.00
USA Staffing - temporary services	29,284.65

Vouchers issued against budget for payroll & fringe benefits

Wachovia - gross Coliseum payroll expense for period ended 01/29/06	19,734.27
Standard Insurance Co. - life insurance premiums	74,897.06
Wachovia - gross Coliseum payroll expense for period ended 02/05/06	19,496.72
Wachovia - gross payroll expense for payroll ended 02/15/06	5,394,169.12
Internal Revenue Service - FICA expense for payroll ended 02/15/06	265,271.61
NC Local Governmental Employees Retirement System - pension expense for payroll ended 02/15/06	304,987.99
United Health Care - medical insurance premium for February	171,353.50
City of Greensboro - dental insurance premium for February	22,886.00
Wachovia - gross Coliseum payroll expense for period ended 02/12/06	35,830.43

Vouchers issued against approved resolutions & real estate purchases

Mary Price Hodgin - purchase of permanent utility & temporary construction easements for New Garden Road widening project	12,126.50
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Helen Price Hooper - purchase of permanent utility & temporary construction easements for New Garden Road widening project	\$	12,126.50
Roger Lee Holder - purchase of fee simple for flood mitigation (tm#456-1-6)		41,844.82
Roger Lee Holder - purchase of fee simple for flood mitigation (tm#456-1-7)		34,936.94
State Employees Credit Union - purchase of fee simple for flood mitigation (tm#456-1-6)		77,915.18
State Employees Credit Union - purchase of fee simple for flood mitigation (tm#456-1-7)		44,903.06

Vouchers issued against budget authorization not under contract

Piedmont Natural Gas - utilities	68,210.32
Bell South - phone services	12,763.70
Duke Power Co. - utilities	55,643.53
Duke Power Co. - utilities	10,793.16
Piedmont Natural Gas - utilities	20,012.10
City of Reidsville - purchase of water	52,232.16
Duke Power Co. - utilities	17,541.92
City of Greensboro - water & sewer utilities	39,530.07
Sprint - phone services	10,250.98
Duke Power Co. - utilities	16,330.89
Piedmont Natural Gas - utilities	46,323.25
Bell South - phone services	12,806.15
Duke Power Co. - utilities	34,517.46
Brooks, Pierce, McLendon, Humphrey & Leonard - legal services	42,332.25

Page Totals	\$ 12,040,887.32
Vouchers less than \$10,000.00	1,512,517.94
Total Issued	<u>13,553,405.26</u>